

Application reference: 22/2082/FUL NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
30.06.2022	30.06.2022	25.08.2022	25.08.2022 EOT Agreed 13.01.2023

Site:

Garages Rear Of, 20 - 34 St Marys Grove, Richmond,

Proposal:

Demolition of 17 existing garages and erection of five one-bed single-storey dwellings (almshouses) for the over 65s.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

The Richmond Charities
95 Sheen Road
Richmond
TW9 1YJ

AGENT NAME

Ms Lucy Arrowsmith
4 Eel Pie Island
Twickenham
TW1 3DY
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)
LBRUT Transport
LBRuT Lead Local Flood Authority
LBRuT Lead Local Flood Authority
14D Urban D
LBRUT Transport
LBRuT Waste Services
LBRuT Trees Preservation Officer (South)
LBRuT Ecology
14D POL
LBRUT Director Of Social Services And Housing
LBRuT Non-Commercial Environmental Health Noise Issues

Expiry Date

15.09.2022
15.09.2022
16.09.2022
10.08.2022
18.07.2022
18.07.2022
18.07.2022
18.07.2022
18.07.2022
18.07.2022
18.07.2022
18.07.2022
17.08.2022

Neighbours:

363a St Johns street, St Johns street, London, EC1V 4LB -
28 Hickeys Almshouses, Sheen Road, Richmond, TW9 1XB, - 04.07.2022
11 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
15 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
13 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
17 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
19 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
Flat, The Mitre, 20 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
18 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 04.07.2022
17 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 04.07.2022

16 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 04.07.2022
15 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 04.07.2022
18A St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
30 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
28 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
The Mitre, 20 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
35 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
31 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
36 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
18 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
34 St Marys Grove, Richmond, TW9 1UY, -
32 St Marys Grove, Richmond, TW9 1UY, -
26 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
24 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
22 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
16 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022
27 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
23 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
21 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
25 Townshend Road, Richmond, TW9 1XH, - 04.07.2022
38 St Marys Grove, Richmond, TW9 1UY, - 04.07.2022

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History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: PCO

Application: 22/2082/FUL

Date:

Demolition of 17 existing garages and erection of five one-bed single-storey dwellings (almshouses) for the over 65s.

Application Number	22/2082/FUL
Address	Garages Rear Of 20 - 34 St Marys Grove Richmond
Proposal	Demolition of 17 existing garages and erection of five one-bed single-storey dwellings (almshouses) for the over 65s.
Contact Officer	Jack Davies
Legal Agreement	Yes

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The proposal site comprises a L-shaped strip of land to the rear of buildings fronting the west side of St Mary's Grove which includes The Mitre Public House and several BTMs. The site features a long row of garages along the eastern boundary with the rest of the site covered by tarmac, with further parking to the south. The site is situated within the Sheen Road Richmond Conservation Area.

The site is also located in a throughflow catchment zone, floodzone 1 and a critical drainage area.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes Demolition of 17 existing garages and erection of five one-bed single-storey dwellings (almshouses) for the over 65s. The units will comprise 4 No. 1-bed / 2-person M4(3) wheelchair accessible units at 60m², and 1 No. 1-bed, 2-person M4(2) accessible and adaptable unit at 50m². The units will also be 100% affordably rented. The scheme also includes associated parking and landscaping.

Planning history relevant to this application is listed below:

96/0943/FUL - Marking Out And Hard Surfacing Of Land Used For Car Parking, Erection Of 0.6m High Brick Wall Screen And Lockable Lever Posts For Use Of Tenants Of The Richmond Church Estate. **Granted**

98/0068 - Erection Of A 1.5 Metre High Wall Between Car Park And Almshouses. **Refused**

98/2326 - Removal Of Timber Fence Between Car Park And Almshouses And Erection Of 1.5 Metre High Brick Wall. **Refused**

99/0397 - Construction Of Boundary Wall. **Granted**

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

3 x objections were received which can be summarised as follows:

- Objection to removal of boundary wall
- Impact on trees
- Security concerns with removing boundary wall
- Materials harmful to conservation area
- Parking impacts
- Traffic generation
- Fire safety concerns
- Lack of light to future homes

- Concerns regarding the size of the proposed dwellings
- Inaccurate drawings
- Light pollution
- Loss of light/overshadowing
- Noise from use
- Construction impacts

1 x letter of support was received, stating that the proposals would provide useful housing for older people.

These points are addressed in the assessment below.

The scheme was amended, omitting the demolition and rebuilding of the existing boundary wall between the subject site and the properties facing St Marys Grove. This was not included in the original description of development and therefore neighbours were not reconsulted.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_July_2021_revised.pdf

London Plan (2021)

The main policies applying to the site are:

- G1 Building strong and Inclusive communities
- G2 Making the best use of land
- G4 Delivering the homes Londoners need
- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible Housing
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing supply
- H2 Small sites
- H10 housing size mix
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	
Impact on Heritage Assets	LP3, LP4	Yes	
Impact on Amenity and Living Conditions	LP8	Yes	
Flood Risk	LP21	Yes	
Impact on Trees and Biodiversity	LP15, LP16	Yes	
Sustainable Design and Construction	LP20, LP22, LP23	Yes	
Waste Management	LP24	Yes	
Housing needs of different groups, New Housing, Mix,	LP34, LP35, LP37	Yes	

Standard			
Affordable Housing	LP36	Yes	
Parking Standards and Servicing	LP45	Yes	

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

Affordable Housing
 Design Quality
 Transport
 Refuse and Recycling Storage Requirements
 Residential Development Standards
 Small and Medium Housing Sites
 Sustainable Construction Checklist
 Buildings of Townscape Merit
 Conservation Areas
 Village Plan – Richmond and Richmond Hill

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Principle of Use
- ii Design and impact on local character and heritage assets
- iii Flood Risk
- iv Impact on neighbour amenity
- v Residential standards
- vi Affordable housing
- vii Sustainability
- viii Transport
- ix Trees/Biodiversity
- x Fire Safety

Issue i –Principle of Use

Local Plan Policy LP37 states:

B. Planning permission will be granted for new accommodation where housing is providing for an identified local need, across a range of tenures, providing they are on a site and in a location suitable for that particular use, and in accordance with environmental, transport, parking and other relevant policies.

The application has been subject to internal consultation with the Councils Housing Team whom indicate support of the proposals stating that there is a need for this type of development in the Borough. As such the principle of this type of housing is accepted.

Local Plan Policy LP35A states that Development should generally provide family sized accommodation, except within the five main centres and Areas of Mixed Use where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the site-specifics of the location.

The proposal is designed to be affordable housing for tenants aged 65 years and over. This type of housing is accepted as per the local needs assessment above. Contravention of Local Plan Policy LP35A is justified.

Local Plan Policy LP39 states:

All infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours. In considering applications for infill and backland development the following factors should be addressed:

- 1. Retain plots of sufficient width for adequate separation between dwellings;*
- 2. Retain similar spacing between new buildings to any established spacing;*
- 3. Retain appropriate garden space for adjacent dwellings;*
- 4. Respect the local context, in accordance with policy LP 2 Building Heights;*
- 5. Enhance the street frontage (where applicable) taking account of local character;*
- 6. Incorporate or reflect materials and detailing on existing dwellings, in accordance with policy LP 1 Local Character and Design Quality;*
- 7. Retain or re-provide features important to character, appearance or wildlife, in accordance with policy LP 16 Trees and Landscape;*
- 8. Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP 8 Amenity and Living Conditions;*
- 9. Provide adequate servicing, recycling and refuse storage as well as cycle parking;*
- 10. Result in no unacceptable impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.*

Subject to compliance with Local Plan Policy LP39 (which will be assessed below) the principle of the scheme is considered acceptable.

Issue ii- Design and impact on Local Character

Local Plan Policy LP1 states that the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

The site lies within the Christchurch Road Conservation Area and Policy LP3 seeks the protection of areas of special significance by designating Conservation Areas and that the impact of proposals within and affecting the setting of Conservation Area will be taken into account. New development should conserve and enhance the character and appearance of the area.

The existing garages are not considered to contribute to the importance of the Conservation Area, and therefore there is no objection to their demolition.

The dwellings which are proposed to replace the garages are single storey in height with green roofs. The proposed dwellings whilst taller and wider than the existing garages will remain inconspicuously located and the sense of openness which the existence of the garages currently facilitate will be retained. It is noted that the proposal will replace development which mostly consists of hard standing with a scheme which includes various soft landscaping and planting which is considered a significant improvement to the existing situation.

Given the above, the removal of the existing garages and replacement with subservient dwellings of higher quality materials will enhance the conservation area. The subservient nature of the proposed dwellings allows the impact to the nearby BTM's to be negligible.

Given the siting of the land parcel the positioning and orientation of the dwellings are considered appropriate.

Subject to a condition which requires further details of materials to be submitted, the proposals are considered to satisfy Local Plan Policy LP1, LP3, LP4 and LP39.

Issue iii - Flood Risk

Local Plan Policy LP21 states that All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

London Plan S113 requires development proposals to aim to achieve greenfield run-off rates and follow the drainage hierarchy.

The site is within a critical drainage area and is within Flood zone 1. As such the applicant has submitted a Flood Risk Assessment and Drainage Strategy which has been carried out by a suitably qualified professional.

The proposed drainage strategy is to use green roofs, permeable paving and shallow infiltration. This is to replace the existing tarmac which is impermeable surface. This is considered to be a dramatic improvement over the site.

Further information on infiltration testing and a final drainage strategy will be conditioned.

Given such the scheme is considered to satisfy the requirements of Local plan Policy LP21 and London Plan Policy S113.

Issue iv- Impact on Neighbour Amenity

Local Plan Policy LP 8 states that All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

The application site is located to the rear of the properties at Nos 20 – 34 St. Marys Grove. The new dwellings will project marginally above the existing boundary wall. Although there will be a slight increase in height, given the separation between the proposals and the dwellings facing St. Marys Grove it is not considered that the proposals will result in adverse overshadowing or daylight/sunlight impact to these properties which would warrant a reason for refusal.

The proposals will be within residential use and given the prevailing character of the locality is residential it is not considered the proposal would result in noise which cannot be expected in this location.

The proposals will not result in additional opportunities to overlook given the location of windows at ground floor only and the existence of boundary treatment.

The proposals include a ground source heat pump. A suitably worded condition will be attached to a successful application to limit the noise generated in order to safeguard neighbour amenity.

It is considered that Local plan Policy LP8 is satisfied.

Issue v – Residential Standards

Local Plan Policy LP35 states that: All new housing development, including conversions, are required to comply with the Nationally Described Space Standard.

Policy LP 35 (B) requires new housing to comply with the nationally described space standard (NDSS). The gross internal floor area is calculated to be a minimum of 50sqm for each dwelling which meets the NDSS requirements.

Further to the above, each habitable room appears to have adequate access to daylight and outlook, and there is adequate circulation. It is noted that some of the windows overlook shared amenity areas, however given the nature of the application and the constraints of the site, it is considered that this is appropriate and would not result in adverse living conditions for future residents.

The NDSS sets out the floor to ceiling heights should be 2.3m for at least 75% of the dwelling floorspace The London Plan (2021) sets out that floor to ceiling heights should be 2.5m for at least 75%. The applicant has confirmed within the design and access statement that 2.5m floor to ceiling height is achieved.

There is adequate outdoor amenity space provided.

It is noted the scheme is located in proximity to a Public House. The scheme has been submitted with an Acoustic Report which concludes that the noise emitted from the Public House would not adversely impact future occupants of the scheme. The Councils Environmental Health Officer has reviewed these proposals and Officer Planning Report – Application 20/3657/FUL Page 7 of 10

concurs with the findings.

Local Plan Policy LP35 states that 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'.

The proposals are for 4 No. 1-bed / 2-person M4(3) wheelchair accessible units at 60m², and 1 No. 1-bed, 2-person M4(2) accessible and adaptable unit at 50m². A condition will be worded so the final layout is submitted and approved by the LPA.

The scheme is considered to satisfy local plan policy LP35.

Issue vi – Affordable Housing

Policy LP36 requires contributions to affordable housing from all small sites, further details are set out in the Affordable Housing SPD.

The proposed dwellings are to be rented out entirely as affordable units. The applicant has entered into a s106 agreement with Council which includes a nominations agreement to secure this. LP36 is considered satisfied.

Issue vii – Sustainability

Policy LP20 on Climate Change Adaptation states that new development should minimise energy consumption and minimise the impact of overheating.

Policy LP22 states the Developers are required to incorporate measures to improve energy conservation and efficiency as well as contributions to renewable and low carbon energy generation. The proposed development is required achieve a 35% reduction

The application has been submitted with an Energy Report which confirms that 70.28% carbon dioxide reduction can be achieved through the use of renewables. A Ground Source Heat Pump and PV panels are proposed in this regard. Further detail of each of these will be required by condition.

Local Plan policy LP 22 is considered to be satisfied.

Issue viii – Transport and Servicing

Local Plan Policy LP45 states that The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land.

The site has a PTAL of 4 and is in a Controlled Parking Zone (CPZ) 'J - Townshend' Times: Monday to Friday 10am to 2pm (Bank and Public holidays free).

The project is car free, but one wheelchair accessible parking space is proposed, which will have E.V. charging.

For the new development, the applicant would need to provide maximum 3.75 parking spaces to meet the maximum off-street vehicular parking standards set out in chapter 10 of the London Plan (2021).

A parking survey in line with the Richmond Methodology has been undertaken to assess the current on-street parking levels, and to determine the impact of the proposed development in relation to current highway capacity, highway safety, and neighbouring amenity.

The applicant took a survey that shows that if the new residents were to park locally, then the demand would push the parking stress over the 85% threshold. It is therefore proposed that the dwellings are proposed as 'car-free'. As such the applicant will be required to enter into a legal agreement with the council which will preclude occupants of the site from buying permits to park in any CPZ.

In regards to the overspill from the loss of garages, the applicant has undertaken an ownership survey which indicates that a maximum of 9 garages are used by residents within a 200m radius of the site. The transport statement indicates that of these 9 spaces it is likely that only 4 would house vehicles, although it was also noted that the garages were only 2.25m in internal width, which is much less than current standards (3m) and is unlikely to be of adequate size to allow for modern day cars to park.

In light of this, it is considered that there is adequate on street parking space to accommodate any displaced vehicles locally.

Existing parking within the site, which serves the Richmond Charities staff, other local residents and visitors will be retained under the proposals (five parking spaces). A six metre aisle width has been provided in order to ensure vehicles can continue to access these spaces and additional two parking spaces have been re-provided in order to re-provide capacity for the charity. A further 2 spaces are also provided which is proposed to be used for visitors, deliveries, taxis and services.

The applicant is required to provide 10 cycle parking spaces, including 2 per short stay to meet the minimum standard set out in the London Plan (2021).

However, due the characteristics of the project being for +65, the applicant has carried out an internal resident survey and the result is 5.47% bicycle ownership/use. Therefore, it is expected that only staff or visitors might require a temporary location for secure storage, so a Sheffield stand will be provided for two bikes.

Additional to the bicycle storage, mobility scooter covered parking and charging areas are provided, close to access points from each dwelling.

The applicant provides a refuse and recycling bin store off-street which can accommodate 2 x 240l and 1 x 360l refuse bins for refuse bins and recycling in accordance with the London Borough of Richmond's supplementary planning guidance, and these bins can be serviced by large vehicles and refuse collection would take place on-street on St Marys Grove in-line with existing arrangements for adjacent properties.

Refuse and recycling would be presented for collection on St Marys Grove to the front, as is the case with neighbouring properties. The applicant stated that the caretaker will present the bins outside on the day for collection and be responsible to have them back on place. In this regard a refuse management plan will be required to be submitted by way of condition.

Emergency service vehicles can also service the site from the highway if needed.

The applicant has submitted a Design Access Statement and Construction Management Plan pro-forma to accompany the submission. The Councils transport officer has reviewed this and considered it to be well considered and as such a compliance condition will be attached to this application.

Subject to conditions Local Plan Policy LP45 is considered to be satisfied.

Issue ix – Trees/Biodiversity

Policy LP16 of the Local Plan (July 2018) states that the Council will require the protection of existing trees and provision of new trees, shrubs, and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

The proposals are in proximity to trees which benefit from statutory protection from the conservation area. The applicant has submitted an Arboricultural Report which has been reviewed by the Councils Tree Officer. The Tree officer notes that recommendations and working methodologies of the aforementioned Tree Report are consistent with good Arboricultural practice for construction activities around trees. As such there are no objections to the proposals subject to conditions.

Subject to conditions the proposal is considered to satisfy Local Plan Policy LP16.

Local Plan Policy LP15 states: The Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats.

Given the overall gain in plantings and soft landscaping, the scheme is considered to be an improvement. It is noted that no ecological surveys have been conducted at application stage and as such the applicant is informed that if any wildlife habitat is encountered during construction that works should cease immediately and they appropriate qualified professional should be contacted for advice.

Further details will be secured via condition in regards to Ecological Construction Management, hard and soft landscaping, external lighting and ecological enhancements.

Subject to conditions the scheme is considered to satisfy the requirements of Local Plan Policy LP15.

Issue x – Fire Safety

A fire safety strategy has been submitted. This is considered sufficient to satisfy London Plan Policy D12.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is considered liable for the Mayoral and Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):DAV..... Dated:09/01/2022.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:Nicki Dale.....

Dated:12.11.2022.....