

Application reference: 22/0877/FUL WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
16.03.2022	25.04.2022	20.06.2022	20.06.2022

Site:

110-130 Staines Road, Twickenham, TW2 5AW,

Proposal:

Installation of 5no. EV Chargers and associated infrastructure

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

APPLICANT NAME

-

Gladstone Place
36-38 Upper Marlborough Road
St Albans
Hertfordshire
AL1 3UU
United Kingdom

AGENT NAME

Mr - -
Rosemount House
Rosemount Avenue
West Byfleet
KT14 6LB
undefined

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

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

09.05.2022

Neighbours:

206 Staines Road, Twickenham, TW2 5AP, - 25.04.2022
208 Staines Road, Twickenham, TW2 5AP, - 25.04.2022
Flat 9, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 8, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 7, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 6, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 5, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 4, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 3, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 2, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
Flat 1, Osborne House, Manor Road, Twickenham, TW2 5DS, - 25.04.2022
3C Manor Road, Twickenham, TW2 5DF, - 25.04.2022
Basement, 3 Manor Road, Twickenham, TW2 5DF, - 25.04.2022
3D Manor Road, Twickenham, TW2 5DF, - 25.04.2022
3B Manor Road, Twickenham, TW2 5DF, - 25.04.2022
3A Manor Road, Twickenham, TW2 5DF, - 25.04.2022
4 Manor Road, Twickenham, TW2 5DF, - 25.04.2022
4A Manor Road, Twickenham, TW2 5DF - 25.04.2022
189 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
191 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
193 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
195 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
199 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
201 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
205 Staines Road, Twickenham, TW2 5BB, - 25.04.2022

203 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
 207 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
 187 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
 197 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
 Flat, The Bloomsbury, 209 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
 The Bloomsbury, 209 Staines Road, Twickenham, TW2 5BB, - 25.04.2022
 28 Rutland Road, Twickenham, TW2 5ER, - 25.04.2022
 11 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 9 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 7 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 12 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 10 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 8 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 6 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 5 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 4 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 3 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 2 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 1 Melbury House, Belmont Road, Twickenham, TW2 5DD, - 25.04.2022
 5 Murray Court, Manor Road, Twickenham, TW2 5DE, - 25.04.2022
 2 Murray Court, Manor Road, Twickenham, TW2 5DE, - 25.04.2022
 6 Murray Court, Manor Road, Twickenham, TW2 5DE, - 25.04.2022
 4 Murray Court, Manor Road, Twickenham, TW2 5DE, - 25.04.2022
 3 Murray Court, Manor Road, Twickenham, TW2 5DE, - 25.04.2022
 1 Murray Court, Manor Road, Twickenham, TW2 5DE, - 25.04.2022

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

Development Management

Status: REF Application:00/2986
 Date:11/12/2000 Redevelopment Of Existing Service Station With Enlarged Shop.

Development Management

Status: WNA Application:00/3045
 Date:23/11/2001 Internally Illuminated And Non Illuminated Signage.

Development Management

Status: REF Application:01/2438
 Date:16/11/2001 Redevelopment Of Existing Service Station To Provide Tesco Metro Store And Service Station.

Development Management

Status: WNA Application:02/2432
 Date:05/12/2003 Redevelopment Of Existing Service Station To Provide New Sales Kiosk, Replacement Canopy And Pumps

Development Management

Status: GTD Application:89/1896/ADV
 Date:11/10/1989 Internally Illuminated Box Sign Above Petrol Pump

Development Management

Status: GTD Application:91/1406/FUL
 Date:26/09/1991 Alterations To Existing Car Wash Housing To Accommodate New Insulated Roof And Doors.

Development Management

Status: WNA Application:94/2710/FUL
 Date:16/02/1995 Variation Of Hours Of Operation From 7.am - 11.pm To New Hours Of 6.am - Midnight.

Development Management

Status: WNA Application:97/2547
 Date:04/03/1998 Retention Of Additional Price/facility Bar On Freestanding Sign.

Development Management

Status: WNA Application:98/2881
 Date:26/07/2000 Installation Of Automatic Telling Machine.

Development Management

Status: REF Application:78/0128/ADV
 Date:22/03/1978 For Advertisements.

Development Management

Status: GTD Application:83/1037

Date:15/05/1984	Redevelopment of site to provide self-service petrol station with new canopy and shop, car wash, additional underground petrol storage tanks, landscaped areas, and modifications to access points. (Drawing 1383/1a and 2a received on 14.3.84).
<u>Development Management</u> Status: GTD Date:14/08/1984	Application:84/0742/ADV For Advertisements.
<u>Development Management</u> Status: GTD Date:24/09/1951	Application:47/2503 The erection of two lock up garages.
<u>Development Management</u> Status: GTD Date:15/08/1952	Application:47/3386 Erection of 11 lock-up garages and 2 workshops.
<u>Development Management</u> Status: REF Date:11/12/1952	Application:47/3619 The parking of a caravan to be used for living accommodation.
<u>Development Management</u> Status: GTD Date:26/02/1954	Application:47/4709 Construction of car lift greasing bay.
<u>Development Management</u> Status: REF Date:08/03/1956	Application:47/6863 The use of existing building as general repair workshop, motor body and chassis work and the installing of machinery for such work.
<u>Development Management</u> Status: GTD Date:09/11/1956	Application:47/7539 Use of workshop No.2 for repair of motor vehicles and use of garage No.16 as store.
<u>Development Management</u> Status: GTD Date:22/01/1960	Application:59/1175 Re-siting of existing petrol pumps.
<u>Development Management</u> Status: GTD Date:30/01/1964	Application:63/1197 Installation of 1 x 1,000 gallon overground paraffin tank with surrounding bund wall.
<u>Development Management</u> Status: GTD Date:25/02/1964	Application:64/0053 Re-positioning of paraffin pump.
<u>Development Management</u> Status: REF Date:16/11/1967	Application:67/1092 Rebuilding of petrol service station with access from Staines Road and erection of one 3-storey block of six 2-bedroom flats and six garages with access from Manor Road.
<u>Development Management</u> Status: GTD Date:27/02/1968	Application:68/0060 Rebuilding of petrol service station with access from Staines Road and erection of one 3-storey block of six 2-bedroom flats and 6 garages with access from Manor Road.
<u>Development Management</u> Status: GTD Date:02/07/1968	Application:68/0060/DD01 Rebuilding of petrol service station with access from Staines Road and erection of one 3-storey block of six 2-bedroom flats and 6 garages with access from Manor Road. (Details of petrol filling station). Condition No. (a) (i) & (ii), (b), (c) & (g) of planning permission 68/0060 dated 27th February, 1968.
<u>Development Management</u> Status: GTD Date:12/11/1968	Application:68/0060/DD02 Rebuilding of Petrol Service Station with access from Staines Road and erection of one three-storey block of six two-bedroom flats and six garages with access from Manor Road. (Details of Flats and garages).
<u>Development Management</u> Status: GTD Date:14/08/1969	Application:69/1520/ADV For Advertisements.
<u>Development Management</u> Status: GTD	Application:70/1124/ADV

Date:20/04/1971	For Advertisements.
<u>Development Management</u>	
Status: GTD	Application:70/1735
Date:17/12/1970	Construction of vehicle inspection pit within existing service bay.
<u>Development Management</u>	
Status: GTD	Application:73/2486
Date:17/04/1974	Use of part of the existing premises for the display and sale of motor cars and the use of the service bay for service repairs.
<u>Development Management</u>	
Status: REF	Application:74/0745
Date:12/11/1974	Conversion of existing car wash bay to workshop bay; allocation of existing parking bays at the east of the site for car sales and workshop parking; and provision of additional bays for car sales and workshop parking at the north and east of the site.
<u>Development Management</u>	
Status: REF	Application:74/1481
Date:29/04/1975	Conversion of existing car wash bay to instant MOT Service Bay.
<u>Development Management</u>	
Status: GTD	Application:75/0443
Date:23/07/1975	Continued use of part of the existing premises for the display and sale of motor cars and the use of the service bay for service repairs.
<u>Development Management</u>	
Status: GTD	Application:76/0470/ADV
Date:27/07/1976	For Advertisements.
<u>Development Management</u>	
Status: GTD	Application:76/0760
Date:27/09/1976	Continued use of part of the existing premises for the display and sale of motor cars and the use of the service bay for service repairs.
<u>Development Management</u>	
Status: WDN	Application:05/0934/ADV
Date:20/05/2005	Proposal for a shop sign and canopy fascia.
<u>Development Management</u>	
Status: WDN	Application:05/0935/FUL
Date:20/05/2005	Demolition of existing sales building and canopy. Erection of new 'On The Run' building (sales shop) and canopy. Installation of new fuel storage tanks and fuel pumps. Demolition of existing car wash facility. Erection of new car wash and plantroom.
<u>Development Management</u>	
Status: WNA	Application:05/2587/FUL
Date:31/03/2006	Demolition of existing sales building and canopy. Erection of new 'On The Run' building (sales shop) and canopy. Installation of new fuel storage tanks and fuel pumps. Demolition of existing car wash facility. Erection of new car wash and plantroom, 3 No.4.5m high floodlamps, alterations to vehicular access points, water area, garage store and compressors. Associated landscaping, parking and new delivery area.
<u>Development Management</u>	
Status: WNA	Application:05/2592/ADV
Date:31/03/2006	Internally Illuminated Shop Fascia, Canopy Fascia, Car Wash Signage, 6.3m High Totem Pole Esso ID Sign And Other Signage.
<u>Development Management</u>	
Status: GTD	Application:07/0530/FUL
Date:18/04/2007	Single Storey Rear Extension And Newly Graded Forecourt To Ensure DDA Compliance.
<u>Development Management</u>	
Status: GTD	Application:14/2349/ADV
Date:05/08/2014	Erection of new internally illuminated fascia signs to the canopy and new internally illuminated price / logo sign.
<u>Development Management</u>	
Status: GTD	Application:14/5226/ADV
Date:11/02/2015	Erection of new image forecourt signage.
<u>Development Management</u>	
Status: GTD	Application:16/1081/FUL
Date:27/05/2016	Retrospective application for the erection of a mobile laundry unit.
<u>Development Management</u>	

Status: WDN
Date: 14/09/2016
Application: 16/1388/VRC
Variation of condition (a) of appendix A to increase the hours of operation of the forecourt from 07:00am to 23:00pm to 24hours.

Development Management
Status: GTD
Date: 05/03/2021
Application: 20/3120/FUL
Existing car wash, plant room and Mobile Laundry to be removed. Installation of 6no. new electric vehicle chargers with canopy and associated infrastructure. New 2.4m high timber compound to be installed.

Development Management
Status: GTD
Date: 09/07/2021
Application: 20/3616/FUL
Construction of new single storey side extension and alterations to existing sales building. New timber fenced bin store. 1no. New Air and vac bays to be installed.

Development Management
Status: PCO
Date:
Application: 22/0877/FUL
Installation of 5no. EV Chargers and associated infrastructure

Appeal
Validation Date: 03.10.2001
Reference: 00/2986
Development Appeal

Building Control
Deposit Date: 20.06.2001
Reference: 01/1119/AI
Single storey super market/petrol station

Building Control
Deposit Date: 05.11.1991
Reference: 91/1198/FP
Alterations to existing car wash housing to accommodate new roof and doors

Building Control
Deposit Date: 22.04.1992
Reference: 92/0341/1/FP
Demolition of existing buildings and construction of new sales building, petrol dispensers and canopy

Building Control
Deposit Date: 07.03.2007
Reference: 07/0477/IN
Internal alterations and external access provisions to existing petrol filling station

Enforcement
Opened Date: 26.01.2016
Reference: 16/0052/EN/UBW
Enforcement Enquiry

Application Number	22/0877/FUL
Address	110-130 Staines Road Twickenham TW2 5AW
Proposal	Installation of 5no. EV Chargers and associated infrastructure
Contact Officer	Fariba Ismat and Chirag Bhavan
Target Determination Date	24/01/2024

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 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 has considered the information submitted with the application, any previous relevant applications, any Officer Planning Report – Application 22/0877/FUL Page 5 of 11

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 application site is occupied by Esso Fuel Station located on the northern side of Stains Road in Twickenham. The site is not listed, nor is located in a conservation area and is in the Village Character Area of Fulwell Park - Area 3 Twickenham Village Planning Guidance Page 22.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks the installation of 5no. EV Chargers and associated infrastructure.

Recent Planning History

Ref.	Proposal	Decision
22/0877/FUL	Installation of 5no. EV Chargers and associated infrastructure	Under Consideration
20/3616/FUL	Construction of new single storey side extension and alterations to existing sales building. New timber fenced bin store. 1no. New Air and vac bays to be installed.	Granted Permission
20/3120/FUL	Existing car wash, plant room and Mobile Laundry to be removed. Installation of 6no. new electric vehicle chargers with canopy and associated infrastructure. New 2.4m high timber compound to be installed.	Granted Permission

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed and beautiful places

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive Design
- D11 Safety, security and resilience to emergency
- D12 Fire Safety

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

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 Amenity and Living Conditions	LP8	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

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all representations received, was considered at Full Council on 27 April. Approval was given to consult at Regulation 19 and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Publication Version Local Plan is a material planning consideration for the purposes of decision-making on planning applications once published for consultation (expected to commence in June 2023).

Supplementary Planning Documents

Design Quality
Transport

These policies can be found at:

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

The application has been assessed in relation to the following issues:

- i. Design / visual amenity
- ii. Neighbour amenity
- iii. Parking and Highways
- iv. Fire Safety

i. Design and Visual Amenity

Policy LP1 Local Character and Design Quality outlines that developments should illustrate “compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.”

The application site is occupied by an Esso petrol station with associated retail unit, car parking area, a car wash facility, a self-service mobile laundrette, an in-post lockers and a calor gas storage area as seen below. The proposal includes the erection of an electric vehicle charging hub with a canopy structure for 5 x charging points which would incorporate a glazed roof and associated infrastructure within the southwestern side of the site. An electricity substation near the entrance facing Staines Road is proposed to be installed, a new vent stack is proposed to be installed on the north western corner of the site, the car wash interceptor and In-post lockers would remain in their place and the Amazon locker and the gas storage/calor would be relocated to the north eastern side of the site next to existing In-post locker.

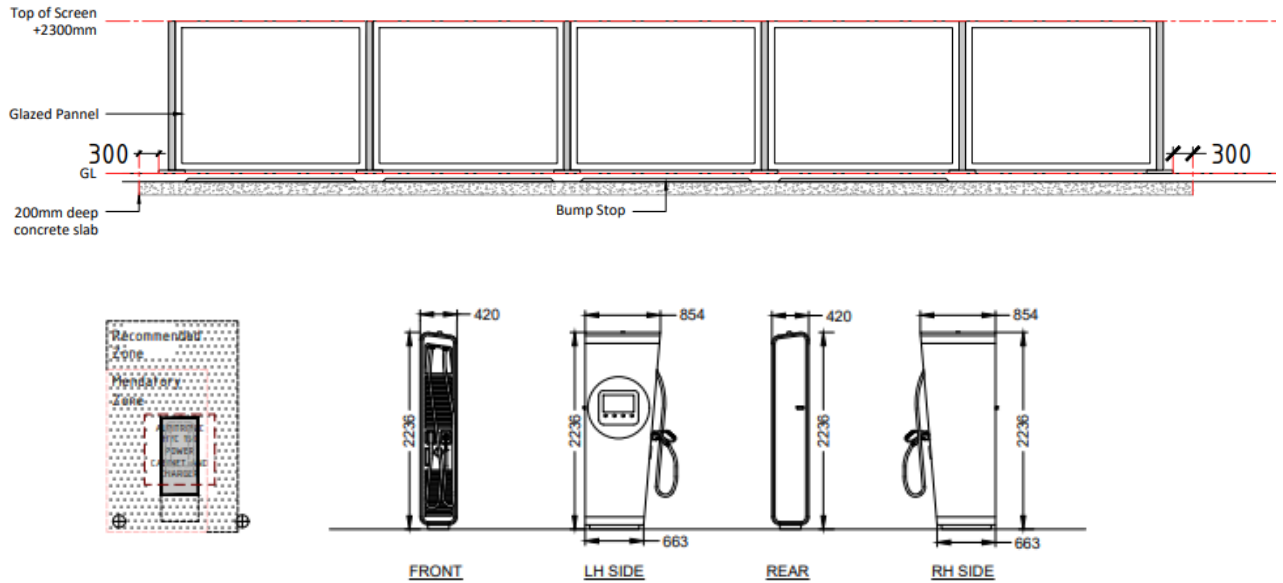


This application follows an approval under 20/3120/FUL, which was granted with the charging points towards the northern boundary within the site. This application retains the car wash and moves the charging points to the western side of the site. Given the site is well set back from the highway, there will be no impact from the repositioning.

However, the existing layout of the site would be altered to make room for the proposed charging bays by removing the existing brick wall facing Manor Rd, part of the existing parking area along with part of the soft landscaped area behind wall which is within the redline of the footprint of the site will be used to house the proposed 5 x EV charging stations. The existing offset fills, vent stack and calor gas will be relocated to the northern side in place of the existing mobile laundrette.

The charging point would be covered by canopy made of glazed panes on timber columns to a height 3.2m at the front, sloping down to 2.75m at the rear and measuring 2.5m in depth. The charging bays with associated

infrastructure in terms of design and appearance would appear as the proposed scheme in the drawings below and is considered to be of an appropriate design, size and location.



ALPITRONIC 150 HYC CHARGER
 Scale 1:50

The charging bays would measure 3m in width and each would be fixed with a charging point with charges illustrated in the drawing on the side.

It is not considered that the proposed charging units and feeder pillars would contribute additional visual clutter within the car park, as they would be of a modest scale; in proportion with the site and easily accessible to users. Their nature would not appear out of keeping with the commercial setting of the site; therefore they are not considered to detract from the character of the site or its surroundings. As such, in respect of design and visual amenity the proposal is considered to comply with Policy LP1 of the local plan.

Highways have assessed the scheme along with the submitted vehicle tracking for small, large and combination of both sizes and have found workable or acceptable and in support of the proposal.

The proposed electricity substation would be located on the south western corner of the site close to junction of Staines Rd and Manor Rd. The substation cover would be square shaped measuring 2.4m in height and 2.8m in width. The size and scale of the electricity substation in the context of the site is considered to be appropriate, is not considered to impact the visual amenity of the site and the street and therefore is not objected to.

ii. Neighbour Amenity

Policy LP8 sets out that all development will be “required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties; ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; and ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”.

It is not considered that relocating the approved parking bays front northern side of the site to western side would affect the amenities of the neighbouring site, the petrol station uses or general member of public.

Vehicles using the charging stations would use the existing entry and exist routes on site and is not considered to interfere with the daily use of the site facilities. As such due to the nature of the proposal and demand for electric charging stations the proposal is unlikely to be harmful to the amenities enjoyed by site users and neighbours. As such, in respect of neighbour amenity the proposal is considered to comply with Policy LP8 of the Local Plan.

iii. Parking and Highways

Policy LP45 states that developments will have to demonstrate that the new scheme provides an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. It is noted that prior to subdivision the plot was double width with two dropped kerbs serving two off-street parking spaces.

The proposed 5 EV spaces would be positioned along the western boundary under a canopy and each bay would measure 5m x 3m having a dedicated charging point. LBRUT Transport officer has raised no objections on transport, highway and pedestrian matters. A comment has been raised that the canopy lighting should be positioned to ensure it does not result in light pollution to surrounding properties. This can be dealt under a condition; hence a condition would be placed in this regard.

As such in respect of parking and transport the proposal is considered to comply with Policy LP45 of the Local Plan.

iv. Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Statement prepared by mfg motor fuel group dating June 2021 has been submitted and offers the following fire safety strategy.

Where Electric Vehicle Charging Equipment (EVCE) is installed, the following amendments will be made to the fire alarm system:

- Smoke and heat detectors will be installed in the Low Voltage (LV) control cabinet. And,
- The LV cabinet fire detection will link to all existing internal alarms and a smoke / heat detector light.
- Firefighting Equipment - The following specification will be adhered to for the provision of Fire Extinguishers on all petrol filling stations:

Area	Fire Fighting Equipment Requirements
Forecourt	For up to 4 pump islands there should be at least 2 powder extinguishers (6 Kg) For every additional 2 pump islands we need a further 1 extinguisher DCD – 1 powder extinguisher LPG Compound – 1 powder extinguisher
Shop	1x CO2 extinguisher (2Kg) 1x Foam (6 Kg) Food concessions – Greggs/Subway – 1x fire blanket only
Plant Room	1x Powder

All firefighting equipment will be subject to an annual inspection by an accredited and competent fire appliance company, and any equipment identified as defective will be replaced following the visit.

The proposed fire safety statement is considered to meet the requirement of policy D12 of London Plan and therefore is considered acceptable.

7. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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

Submitted Drawings:

13664-BP-924 REV A, 13664-LP-924,13664-P01-924,13664-P06-924 - Recd. 16/03/2022
P02-924B, P05-924B – Recd. 23/08/2022
P07-924, P08-924, P09-924 – Recd. 14/06/2023

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): CBH

Dated:

I agree the recommendation: TFA

~~Team Leader/~~Head of Development Management/~~Principal Planner/Senior Planner~~

Dated:22/01/2024.....

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

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
