

Application reference: 24/1644/FUL TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
28.06.2024	11.07.2024	05.09.2024	05.09.2024

Site:

Newland House School, 32 - 34 Waldegrave Park, Twickenham, TW1 4TQ

Proposal:

Replacement of existing playground hard-standing with new wet pour hard-standing.

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

APPLICANT NAME

Newland House School Trust
Limited
C/o Agent
B3 3BD

AGENT NAME

Mr Jacob Baldwin
Third Floor Suite, Front Office
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)
LBRuT Trees Preservation Officer (North)
LBRuT Ecology

Expiry Date

26.07.2024
23.09.2024
25.07.2024

Neighbours:

4 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
2 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
3 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
24A Waldegrave Park, Twickenham, TW1 4TQ, - 11.07.2024
24 Waldegrave Park, Twickenham, TW1 4TQ, - 11.07.2024
7 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
11 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
13 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
16 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
15 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
14 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
12 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
18 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
17 Fieldend, Twickenham, TW1 4TF, - 11.07.2024
Cashin Hall, St Marys College, 268 Waldegrave Road, Twickenham, TW1 4SX, - 11.07.2024
Warden Flat R106 Cashin Hall, St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX, - 11.07.2024
19 Waldegrave Park, Twickenham, TW1 4TL, - 11.07.2024
21 Waldegrave Park, Twickenham, TW1 4TL, - 11.07.2024
26 Waldegrave Park, Twickenham, TW1 4TQ, - 11.07.2024
36 Waldegrave Park, Twickenham, TW1 4TQ, - 11.07.2024

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

Development Management

Status: GTD Application:90/0815/FUL
Date:03/07/1990 Demolition Of Existing Single Storey Classroom Block And Erection Of New Single Storey Extension Providing 3 No Classrooms, 1 No C.d.t Room, Stores, Toilets & Cloakrooms.

Development Management

Status: GTD Application:90/1443/FUL
Date:25/09/1990 Erection Of A Temporary Classroom Block.

Development Management

Status: PCO Application:90/0815/DD01
Date:28/03/1991 Details Pursuant To Condition Bu07 (materials) Of Planning Consent 90/0815 Dated 3/7/90.

Development Management

Status: GTD Application:90/0815/DD02
Date:30/04/1991 Details Pursuant To Condition Tr03 (protection Of Trees) Of Planning Consent 90/0815 Dated 3/7/90.

Development Management

Status: GTD Application:91/0299/FUL
Date:26/03/1991 Provision Of A Cold Water Storage Tank Room Atsecond Floor Level.

Development Management

Status: GTD Application:91/0915/FUL
Date:19/06/1991 Provision Of Cold Water Storage Tank Room At Second Level To Serve 34 Waldegrave Park

Development Management

Status: GTD Application:95/3338/FUL
Date:02/01/1996 Demolition Of Existing Storage Sheds; Erection Of New Single Storey Storage Buildings For Residential And Educational Use, And Garage For Residential Use.

Development Management

Status: GTD Application:95/T3730/PO
Date:08/12/1995 Sweet Chestnut - (double Stemmed Specimen) - Lift To Statutory Height, Clear Back From Street Lamp, Remove Deadwood And Give 2m Clearance From Building

Development Management

Status: GTD Application:95/T3731/PO
Date:08/12/1995 One Sweet Chestnut - Lift To Statutory Height Over Road And Remove Deadwood

Development Management

Status: GTD Application:95/T3732/PO
Date:08/12/1995 Liquidamber - Lift To Statutory Height Over Road And Reduce Overlong Laterals In Upper Crown To Suitable Growing Points And To Approximate Crown Line. Remove Deadwood

Development Management

Status: GTD Application:95/T3733/PO
Date:08/12/1995 Hawthorn - Lift To Statutory Height Over Road And Remove Deadwood

Development Management

Status: GTD Application:96/1677/FUL
Date:05/08/1996 Amendments To Planning Permission 95/3338/ful Retention Of Single Storey Storage Buildings For Residential And Educational Use And Garage For Residential Use (garage Extended By Approximately 1 Metre)

Development Management

Status: WNA Application:96/2186/FUL
Date:24/04/1998 Erection Of New Sports Hall, Changing Rooms And Store.

Development Management

Status: REF Application:96/T1223/PO
Date:17/05/1996 Remove Limb Of Horse Chestnut

Development Management

Status: REF Application:96/T0091/PO
Date:20/02/1996 Large Horse Chestnut To R/o Dining Hall - Thin & Reduce Over Long Lateral Branches Growing Towards School & Remove Leader Growing Over School Being Supported By Cable

Development Management

Status: GTD Date:09/12/1997	Application:97/2316 New Surfaces And Fencing/nets To Netball And Tennis Courts And Cricket Practice Nets.
<u>Development Management</u> Status: GTD Date:13/03/2000	Application:99/2866 Ground,first And Second Floor Extension To School Including Means Of Escape.
<u>Development Management</u> Status: GTD Date:26/05/1977	Application:77/0384 Erection of a single storey extension to provide craft room.
<u>Development Management</u> Status: GTD Date:19/09/1978	Application:78/0371 Demolition of existing kindergarten, groundsman's store and temporary assembly hall, and erection of a new assembly and dining hall.
<u>Development Management</u> Status: GTD Date:04/01/1979	Application:78/1303 Erection of a temporary classroom.
<u>Development Management</u> Status: GTD Date:08/03/1991	Application:90/0815/DD1 Details pursuant to Condition BU07 (materials) of planning permission ref.90/0815 dated 3.7.90.
<u>Development Management</u> Status: GTD Date:30/04/1991	Application:90/0815/DD2 Details pursuant to condition TR03 (Protection of trees) of planning consent 90/0815 dated 3.7.90.
<u>Development Management</u> Status: GTD Date:27/02/1984	Application:83/1025 Erection of part one, part two storey extension at side and rear of existing main school building; erection of first floor extension on rear part of school building and erection of part 2-storey, part first floor extension linking main school buildings fronting Waldegrave Park. (Amended drawings 7428/5A, 6B, 7A received on 23/11/83 and 17/1/83. Site Plan 742/3D).
<u>Development Management</u> Status: GTD Date:29/03/1985	Application:85/0236 Construction of a single storey rear extension at rear.
<u>Development Management</u> Status: GTD Date:21/10/1958	Application:58/0751 The erection of a dwelling house and garage.
<u>Development Management</u> Status: GTD Date:07/05/1965	Application:65/0083 Extension at rear of school forming two classrooms.
<u>Development Management</u> Status: GTD Date:18/09/1975	Application:75/0779 Erection of temporary block of 4 classrooms.
<u>Development Management</u> Status: GTD Date:24/11/1975	Application:75/0981 Alterations to school premises involving the erection of a first floor extension at the rear and provision of a dormer roof behind the gable at the front of the school.
<u>Development Management</u> Status: GTD Date:02/08/1976	Application:76/0589 Erection of external fire escape from first floor classroom at rear of main building.
<u>Development Management</u> Status: GTD Date:	Application:05/T0579/TPO T1 - Horse Chestnut (Aesculus hippocastanum) - Remove. T2 - Sweet Chestnut (Castanea sativa) - Fell. T3 - Sweet Gum (Liquidamber styraciflua) - Deadwood and crown clean.
<u>Development Management</u> Status: GTD Date:28/07/2008	Application:08/1370/ADV New flag pole with school logo on flag.
<u>Development Management</u> Status: GTD	Application:09/0132/FUL

Date:01/04/2009 Replacement and repositioning of existing cricket nets, provision of additional hard or artificial playing surfaces and replacement of childrens play equipment

Development Management

Status: GTD Application:10/2931/FUL
Date:24/01/2011 Timber log play enclosure

Development Management

Status: REF Application:13/T0017/TPO
Date:25/04/2013 T1 - Horse Chestnut - Deadwood and canopy. Further lateral weight reduction - Up to 30% of density to be undertaken to the low horizontal branch over the climbing frame. T2 - Horse Chestnut - Deadwood and canopy clean

Development Management

Status: GTD Application:17/T0811/TPO
Date:22/12/2017 T1 - Liquidambar - Reduce back to most previous points (i.e. by 4-5m) T2 - Sweet Chestnut - Remove all epicormic growth up to crown break and remove deadwood T3-T3 - Horse Chestnut - Reduce both trees to create a single more balanced crown, i.e. by 2-4m reducing sail end weight from limbs (two large limbs may need to be removed depending on climbing inspection) T4 (#1) - Sycamore - Reduce back to most recent previous reduction points (i.e. by 2-3m)

Development Management

Status: WNA Application:19/T0181/TPO
Date:07/03/2019 T1 - Leyland Cypress - Fell to ground level and grind down stump T2 - Leyland Cypress - Fell to ground level and grind down stump T3 - Leyland Cypress - Fell to ground level and grind down stump T4 - Ash - Crown reduce by 2m T5 - Sycamore - Crown reduce back to previous reduction points (i.e. by 2-3m) and remove 4x lowest limbs growing over neighbours at No.83

Development Management

Status: WDN Application:21/0939/VRC
Date:05/11/2021 Variation of condition U45811 and U31440 (part 2) of planning permission 09/3265/FUL: to allow boundary condition along north and west boundaries to the Artificial Grass Play Area to remain as the existing that was in place before the development, comprising existing wire mesh 3200mm tall fence with kickboard to the edge of the play area on the school side, and existing close boarded fence to the side of the adjacent residential gardens.

Development Management

Status: RNO Application:21/T0351/TCA
Date:13/05/2021 T1 Yew (Taxus baccata) Raise crown to give 2.5m clearance. Reduce away from side of building to give 2m clearance. Final height 13m spread 8m T5 Ash (Fraxinus excelsior) Remove deadwood and low limb at 3.5m to north. Final height 15m spread 10m T6 Sycamore (Acer pseudoplatanus) Reduce by 3-4m back to most previous reduction points. Final height 12m and spread 7m. G7 Ash (Fraxinus excelsior) Tree growing in neighbouring property, Field End - reduce any overhang back to the boundary, removing approx. 5-6m of growth. Final height unchanged at 13m and final spread 6m. G9 English Oak (Quercus robur) Tree growing in neighbouring property, Field End - reduce any overhang back to the boundary, removing approx. 6m of growth. Final height unchanged at 16m and final spread 6m.

Development Management

Status: GTD Application:21/T0434/TPO
Date:06/08/2021 G8 Horse Chestnut (Aesculus hippocastanum) 2 x trees - Fell to 0.5m stumps and remove all arisings, as in decline.

Development Management

Status: GTD Application:21/4381/VRC
Date:05/04/2022 Variation of condition U16755 (Drawing Numbers) of planning permission ref: 16/0064/VRC dated 5 January 2017 to allow for the retention of existing fences to school play area.

Development Management

Status: WDN Application:16/0064/DD01
Date:27/09/2022 Details pursuant to condition U0016758 - BREEAM rating, of planning permission 16/0064/VRC.

Development Management

Status: PDE

Date:

Application:24/1644/FUL

Replacement of existing playground hard-standing with new wet pour hard-standing.

Building Control

Deposit Date: 03.04.2000

Reference: 00/0649/AI

Extension and alterations to form additional classrooms.

Building Control

Deposit Date: 02.07.1991

Reference: 91/0688/BN

Provision of tank room at roof level

Building Control

Deposit Date: 11.12.1992

Reference: 92/1411/BN

Single storey extension

Building Control

Deposit Date: 16.07.1993

Reference: 93/0768/BN

Internal alterations to school office area

Building Control

Deposit Date: 19.07.2011

Reference: 11/FEN02252/FENSA

5 Windows

Building Control

Deposit Date: 20.12.2011

Reference: 12/FEN00674/FENSA

2 Windows

Building Control

Deposit Date: 13.02.2012

Reference: 12/FEN00762/FENSA

8 Windows

Building Control

Deposit Date: 02.09.2013

Reference: 13/FEN03296/FENSA

2 Windows

Building Control

Deposit Date: 01.08.2019

Reference: 19/FEN01671/FENSA

Install replacement windows in a dwelling

Building Control

Deposit Date: 12.05.2022

Reference: 22/0833/IN

Refurbishment and Creation of Teachers Preparation Room (see exclusions**)

Enforcement

Opened Date: 14.09.2010

Reference: 10/0491/EN/UBW

Enforcement Enquiry

Enforcement

Opened Date: 16.07.2015

Reference: 15/0457/EN/VOID

Enforcement Enquiry

Enforcement

Opened Date: 30.11.2020

Reference: 20/0497/EN/BCN

Enforcement Enquiry

Enforcement

Opened Date: 18.03.2022

Reference: 22/0114/EN/BCN

Enforcement Enquiry

Enforcement

Opened Date: 04.07.2023

Reference: 23/0310/EN/BCN

Enforcement Enquiry

Application Number	24/1644/FUL
Address	Newland House School 32 - 34 Waldegrave Park Twickenham TW1 4TQ
Proposal	Replacement of existing playground hard-standing with new wet pour hard-standing.
Contact Officer	Alice Murphy
Determination Date	Extension of Time 04/10/2024

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 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 application site relates to the play area on the west boundary of Newland House School. The site has operated as a school since the late 1960s. The surrounding area is residential in character.

Newlands School is located on the southern side of Waldegrave Park Road. The application site is in Strawberry Hill Village within the Teddington Ward. It is in the Clavering Close and Surrounds Village Character Area 11 in the Strawberry Hill Village Planning Guidance.

It is subject to the below designations. There is a group TPO which borders the southern boundary of the site.

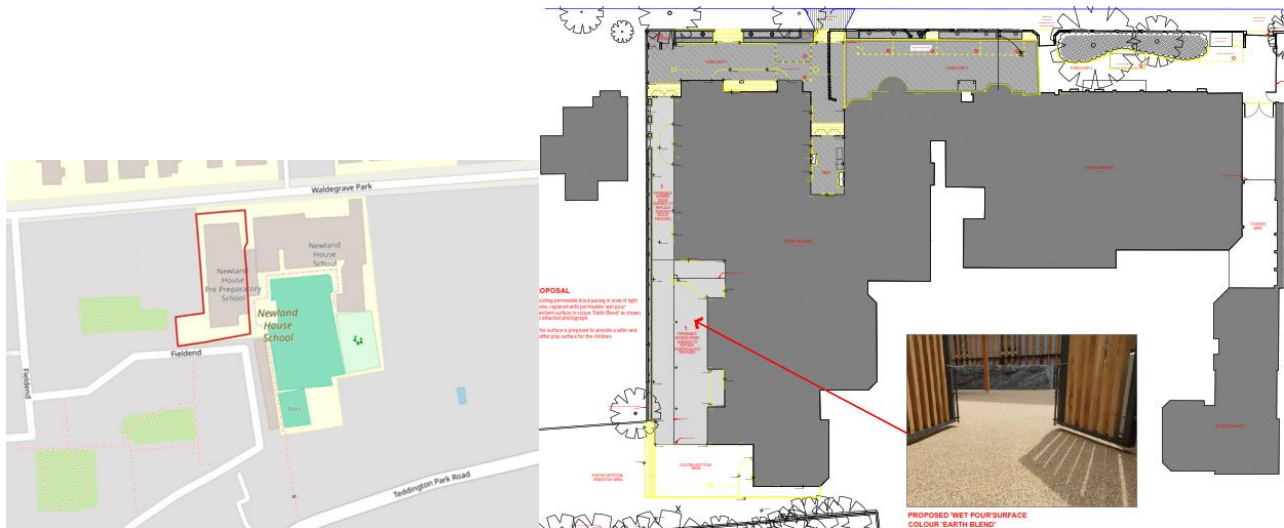
- Article 4 Direction Basements
- Critical Drainage Area - Environment Agency
- Take Away Management Zone

The site is not in a Conservation Area. However it's noted that the Fieldend Twickenham Conservation Area is sited to the south and Waldegrave Park Conservation Area is sited to the north.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Proposal

The application seeks the replacement of existing playground hard-standing with new wet pour hard-standing. Works relate to a small portion of the large school site, specifically on the western portion of the site.



Planning History

The comprehensive list of planning history can be found above. Relevant planning history includes:

- **09/0132/FUL** - Replacement and repositioning of existing cricket nets, provision of additional hard or artificial playing surfaces and replacement of childrens play equipment. **Granted.**
- **16/0064/VRC** -Variation of approved drawing nos. to application ref. 09/3265/FUL to allow for changes to rooflights, windows/doors (as marked on elevations), materials (facing to first floor wall built over existing classroom/ facing to side cheeks of dormer), provision of solar panels, front forecour to contain 8 staff parking spaces with restricted parking times in lieu of minibus parking. Single point for pedestrian entry to new building in lieu of two points of entry. Ground levels to play areas to south and west of new building to remain at current levels (see submitted covering letter for full list of proposed changes). **Granted.**
- **21/4381/VRC** - Variation of condition U16755 (Drawing Numbers) of planning permission ref: 16/0064/VRC dated 5 January 2017 to allow for the retention of existing fences to school play area. **Granted.**

4. CONSULTATIONS CARRIED OUT

Public consultation:

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

No representations were received.

Internal consultation:

LBRuT Ecology Officer – no objection. Comments further discussed in section 5 below.

LBRuT Arboricultural Officer – no objection. Comments further discussed in section 5 below.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 2. Achieving sustainable development
- 4. Decision-making
- 9. Promoting sustainable transport

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

D4 Delivering good design
D12 Fire Safety
SI 12 Flood risk management
SI 13 Sustainable Drainage
G7 Trees and biodiversity

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Ecology	LP15	Yes	No
Trees	LP16	Yes	No
Transport impacts	LP45	Yes	No

These policies can be found at
https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

Design Quality
Village Plan – Strawberry Hill Village

These policies can be found at:
https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Plan Policy	Local	Compliance
Local Character and Design Quality	28, 44	Yes	No
Designated Heritage Assets	29	Yes	No
Impact on Amenity and Living Conditions	46	Yes	No
Biodiversity and Geodiversity	39	Yes	No
Trees	42	Yes	No
Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management	48	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Community Infrastructure Levy

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Ecology and Trees
- iv Parking, construction
- v Fire Safety

Issue i – Design

Policy LP1 of the Local Plan requires all development to be of high architectural and urban design quality and compatible with local character in terms of development patterns, scale, height and design.

The application seeks the replacement of existing playground hard-standing on the west portion of the site to be replacement with new wet pour hard-standing.

The area of hardstanding to be replaced was constructed in 2016 and measures a total area of approximately 215sqm. The hardstanding is constructed with small concrete blocks, and is partially sheltered by a large canopy and immediately adjoins an area of permeable black rubber to the south.

Given the replacement of hardstanding concrete blocks with wet pour hardstanding, the alterations do not detract from the overall character and appearance of the main school buildings, nor are they visible in the wider streetscape.

The scheme is considered consistent with LP1.

Issue ii- Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

Given the siting and nature of the replacement hard surfacing, the scheme considered to safeguard neighbour living conditions. Works will be undertaken in close proximity to the neighbouring residential property at no.26 Waldegrave Park, however disruption would be limited to construction phase only.

It would accordingly comply with Policies D13 and D14 of the London Plan as well as Policies LP8 and LP10 of the Local Plan.

Issue iii- Trees and Ecology

Policy LP 16 of the Local Plan states ‘The Council will require the protection of existing trees and the 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.

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024.

The Council’s Arboricultural Officer, on initial review, requested further information regarding the trees on the site and immediately surrounding the area of works. Specifically, a tree survey and arboricultural method statement was requested. The applicant provided details of the nearest trees, demonstrating that there were none to consider in the immediate vicinity. Whilst the site is subject to a number of TPO’s these are not located where works are proposed. The Arboricultural Officer confirmed that this was acceptable.

It’s considered that this overcomes the initial concern and a standard condition protecting trees on the wider site is appropriate.

The Council's Ecology Officer has reviewed the submitted Biodiversity Net Gain Statement (BNG) and confirms that this is acceptable.

The scheme is therefore considered to be consistent with policy LP15 and LP16 of the Local Plan.

Issue iv- Construction, transport and parking

No change to vehicle or pedestrian access is proposed, nor will the proposal impact the existing parking arrangements on the site.

Given the sensitive receptors on the site, a construction management plan (CMP) has been included as a pre-commencement condition. This has been agreed by the applicant. The construction management plan should be commensurate in scale and utilise the Council's pro-forma.

The scheme can be considered consistent with policy LP44 and LP45.

Issue v - Fire Safety

A Fire Safety Strategy and Reasonable Exemption Statement was received by Council on 11th July 2024. A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with this Policy D12(A) of the London Plan.

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 not 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 | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

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):AMU.....

Dated:01/10/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 07/10/2024.....

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

U0094692	NPPF APPROVAL - Para. 38-42
U0094693	Composite Informative
BNG02	Biodiversity Gain Plan No Pre-Approval