



PLANNING REPORT

Printed for officer by
Jack Davies on 4 November 2024

Application reference: 24/2288/VRC
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
11.09.2024	11.09.2024	06.11.2024	06.11.2024 EOT 22.11.2024

Site:

2 Orchard Road, Richmond, TW9 4AQ,

Proposal:

Variation of planning approval 23/2494/VRC - to omit condition U0167759 Benefit of Applicant Occupying and vary Condition Number(s): U0167756 Refuse Arrangements and U0167758 Cycle Parking such that wording is in accordance with the submitted details.

APPLICANT NAME

Mr .
5 Foxton Mews
Richmond
TW10 6BS

AGENT NAME

Mr Ian Felgate
Unit 1
56 Glenthams Road
London
SW13 9JJ

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

Consultations:

Consultee

LBRUT Transport
LBRuT Waste Services

Expiry Date

27.09.2024
27.09.2024

Neighbours:

- 9 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 3A Garden Road, Richmond, TW9 4NR, - 13.09.2024
- Flat 14, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- Flat 12, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- Flat 10, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- 5 Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- 39 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 29 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 27 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 24 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 15 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 73 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 13 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
- 12 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
- 74 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 72 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- Flat 1, 1A Orchard Road, Richmond, TW9 4AY, - 13.09.2024
- 8 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 6 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- Argos At, 361 Lower Richmond Road, Richmond, TW9 4NZ, - 13.09.2024
- Flat 29, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- Flat 23, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- Flat 22, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- Flat 16, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- 1 Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- Units 1 And 3, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
- 82 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 78 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 37 Garden Road, Richmond, TW9 4NR, - 13.09.2024
- 35 Garden Road, Richmond, TW9 4NR, - 13.09.2024

21 Garden Road, Richmond, TW9 4NR, - 13.09.2024
10 Garden Road, Richmond, TW9 4NR, - 13.09.2024
25 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
23 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
15 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
76 Garden Road, Richmond, TW9 4NR, - 13.09.2024
71 Garden Road, Richmond, TW9 4NR, - 13.09.2024
70 Garden Road, Richmond, TW9 4NR, - 13.09.2024
63 Garden Road, Richmond, TW9 4NR, - 13.09.2024
2 Garden Road, Richmond, TW9 4NR, - 13.09.2024
Unit 2, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
Flat 25, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
Flat 18, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
Flat 17, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
3 Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
28 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
83 Garden Road, Richmond, TW9 4NR, - 13.09.2024
53 Garden Road, Richmond, TW9 4NR, - 13.09.2024
47 Garden Road, Richmond, TW9 4NR, - 13.09.2024
45 Garden Road, Richmond, TW9 4NR, - 13.09.2024
40 Garden Road, Richmond, TW9 4NR, - 13.09.2024
38 Garden Road, Richmond, TW9 4NR, - 13.09.2024
36 Garden Road, Richmond, TW9 4NR, - 13.09.2024
32 Garden Road, Richmond, TW9 4NR, - 13.09.2024
30 Garden Road, Richmond, TW9 4NR, - 13.09.2024
22 Garden Road, Richmond, TW9 4NR, - 13.09.2024
17 Garden Road, Richmond, TW9 4NR, - 13.09.2024
Flat 4, 1A Orchard Road, Richmond, TW9 4AY, - 13.09.2024
21 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
1 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
75 Garden Road, Richmond, TW9 4NR, - 13.09.2024
66 Garden Road, Richmond, TW9 4NR, - 13.09.2024
62 Garden Road, Richmond, TW9 4NR, - 13.09.2024
61 Garden Road, Richmond, TW9 4NR, - 13.09.2024
58 Garden Road, Richmond, TW9 4NR, - 13.09.2024
1 Garden Road, Richmond, TW9 4NR, - 13.09.2024
Lloyds Pharmacy, 361 Lower Richmond Road, Richmond, TW9 4LT, - 13.09.2024
Flat 30, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
Flat 15, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
6 Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
48 Garden Road, Richmond, TW9 4NR, - 13.09.2024
41 Garden Road, Richmond, TW9 4NR, - 13.09.2024
23 Garden Road, Richmond, TW9 4NR, - 13.09.2024
8 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
77 Garden Road, Richmond, TW9 4NR, - 13.09.2024
59 Garden Road, Richmond, TW9 4NR, - 13.09.2024
7 Garden Road, Richmond, TW9 4NR, - 13.09.2024
Flat 21, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
Flat 9, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
Flat 7, Dairy Court, Orchard Road, Richmond, TW9 4FG, - 13.09.2024
30 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
81 Garden Road, Richmond, TW9 4NR, - 13.09.2024
43 Garden Road, Richmond, TW9 4NR, - 13.09.2024
33 Garden Road, Richmond, TW9 4NR, - 13.09.2024
31 Garden Road, Richmond, TW9 4NR, - 13.09.2024
16 Garden Road, Richmond, TW9 4NR, - 13.09.2024
13 Garden Road, Richmond, TW9 4NR, - 13.09.2024
11 Garden Road, Richmond, TW9 4NR, - 13.09.2024
Flat 6, 1A Orchard Road, Richmond, TW9 4AY, - 13.09.2024
Flat 3, 1A Orchard Road, Richmond, TW9 4AY, - 13.09.2024
17 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024
69 Garden Road, Richmond, TW9 4NR, - 13.09.2024
68 Garden Road, Richmond, TW9 4NR, - 13.09.2024
67 Garden Road, Richmond, TW9 4NR, - 13.09.2024
57 Garden Road, Richmond, TW9 4NR, - 13.09.2024
31 Orchard Road, Richmond, TW9 4AQ, - 13.09.2024

Flat 26,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
27 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
79 Garden Road,Richmond,TW9 4NR, - 13.09.2024
54 Garden Road,Richmond,TW9 4NR, - 13.09.2024
44 Garden Road,Richmond,TW9 4NR, - 13.09.2024
26 Garden Road,Richmond,TW9 4NR, -
25 Garden Road,Richmond,TW9 4NR, - 13.09.2024
20 Garden Road,Richmond,TW9 4NR, - 13.09.2024
19 Garden Road,Richmond,TW9 4NR, - 13.09.2024
12 Garden Road,Richmond,TW9 4NR, - 13.09.2024
18 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
11 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
10 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
7 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
3 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
56 Garden Road,Richmond,TW9 4NR, - 13.09.2024
5 Garden Road,Richmond,TW9 4NR, - 13.09.2024
3 Garden Road,Richmond,TW9 4NR, - 13.09.2024
Flat 28,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Flat 27,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Flat 24,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Flat 19,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Flat 13,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
4 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
Flat 8,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
2 Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
80 Garden Road,Richmond,TW9 4NR, - 13.09.2024
51 Garden Road,Richmond,TW9 4NR, - 13.09.2024
50 Garden Road,Richmond,TW9 4NR, - 13.09.2024
49 Garden Road,Richmond,TW9 4NR, - 13.09.2024
42 Garden Road,Richmond,TW9 4NR, - 13.09.2024
28 Garden Road,Richmond,TW9 4NR, - 13.09.2024
18 Garden Road,Richmond,TW9 4NR, - 13.09.2024
Flat 5,1A Orchard Road,Richmond,TW9 4AY, - 13.09.2024
Flat 2,1A Orchard Road,Richmond,TW9 4AY, - 13.09.2024
22 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
20 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
19 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
65 Garden Road,Richmond,TW9 4NR, - 13.09.2024
64 Garden Road,Richmond,TW9 4NR, - 13.09.2024
55 Garden Road,Richmond,TW9 4NR, - 13.09.2024
Sainsburys,361 Lower Richmond Road,Richmond,TW9 4NZ, - 13.09.2024
4 Garden Road,Richmond,TW9 4NR, - 13.09.2024
Flat 31,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Flat 20,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Flat 11,Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
9 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
6 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
5 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
4 Dairy Court,Orchard Road,Richmond,TW9 4FG, - 13.09.2024
Power House,27 Market Road,Richmond,TW9 4LZ, - 13.09.2024
32 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
29 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
52 Garden Road,Richmond,TW9 4NR, - 13.09.2024
46 Garden Road,Richmond,TW9 4NR, - 13.09.2024
34 Garden Road,Richmond,TW9 4NR, - 13.09.2024
14 Garden Road,Richmond,TW9 4NR, - 13.09.2024
26 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
24 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
16 Orchard Road,Richmond,TW9 4AQ, - 13.09.2024
60 Garden Road,Richmond,TW9 4NR, - 13.09.2024

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

Development Management

Status: WON Application:14/3319/DD01

Date:09/09/2024 Details pursuant to condition U76523 (Music Noise) Noise Impact Assessment
Development Management

Status: GTD Application:23/2494/VRC

Date:27/10/2023 Variation of condition U76522 - Noise to adjoining premises and U76523 - Music
Noise of planning approval 14/3319/FUL to amend the wording to compliance as the use has been
implemented prior to discharging pre-start condition.

Development Management

Status: PCO Application:24/2288/VRC

Date: Variation of planning approval 23/2494/VRC - to omit condition U0167759 Benefit of Applicant
Occupying and vary Condition Number(s): U0167756 Refuse Arrangements and U0167758 Cycle Parking
such that wording is in accordance with the submitted details.

Application Number	24/2288/VRC
Address	2 Orchard Road Richmond TW9 4AQ
Proposal	Variation of planning approval 23/2494/VRC - to omit condition U0167759 Benefit of Applicant Occupying and vary Condition Number(s): U0167756 Refuse Arrangements and U0167758 Cycle Parking such that wording is in accordance with the submitted details.
Contact Officer	Jack Davies
Target Determination Date	22/11/24

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 subject site comprises part of a 6-storey mixed use block bounded by Market Road, Garden Road and Orchard Road.

Site designations:

- Article 4 Direction- restricting basement development
- Land Use Past Industrial
- Area Susceptible to Ground Water Flooding
- Critical Drainage Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for a Variation of planning approval 23/2494/VRC - to omit condition U0167759 Benefit of Applicant Occupying and vary Condition Number(s): U0167756 Refuse Arrangements and U0167758 Cycle Parking such that wording is in accordance with the submitted details.

The full planning history can be viewed above.

23/2494/VRC - Variation of condition U76522 - Noise to adjoining premises and U76523 - Music Noise of planning approval 14/3319/FUL to amend the wording to compliance as the use has been implemented prior to discharging pre-start condition. **Granted**

14/3319/FUL - Convert part of the ground floor offices (Use Class B1a) of Block C to a training studio and sports therapy centre (D2), as a variation to the consented Full Planning Application (Council Number: 07/3733/FUL). **Granted.**

11/3261/VRC - Variation of condition U35519 NS14 (Play space) and condition LT09 (Hard and soft landscaping) of planning consent 07/3733/FUL. (Vary conditions from 'prior to commencement of development' to 'within 6 weeks of the date of this decision notice'). **Granted**

11/1245/FUL - Amendments to planning permission 07/3733/FUL dated 12 November 2010 to provide an additional six flats to Block C at fifth floor level - variation during the course of construction (additional floor). **Refused – Appeal Allowed**

11/1244/FUL - Amendments to planning permission 07/3733/FUL dated 12 November 2010 to provide an additional six flats to Block D at fourth floor level - variation during the course of construction (additional floor). **Refused – Appeal Allowed**

07/3733/FUL - Erection of buildings comprising basement, ground and 3-4 floors above to provide 3029 sq.m

of office floor space, 77 residential units (49 private and 28 affordable) and 85 car parking spaces and cycle parking provision. **Granted**

4. CONSULTATIONS CARRIED OUT

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

No representations received.

1 x letter of general support was 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 places
- 16. Conserving and enhancing the historic environment

London Plan (2021)

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycle Parking

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Richmond Local Plan (2018)

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

Issue	Local Plan Policy	Compliance	
Servicing, Impact on Highways and Parking	LP45	Yes	No

These policies can be found at

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

Supplementary Planning Documents

- Transport
- Refuse and Recycle Storage requirements

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	Draft Local Plan Policy	Compliance
Servicing, Impact on Highways and Parking	LP48	Yes

6. EXPLANATION OF OFFICER RECOMMENDATION

The current proposal seeks planning permission for a revised scheme involving minor material amendments to the approved development, granted under planning permission 23/2494/VRC. The application is being considered in accordance with the legislative procedures for dealing with amendments to approved development proposals, which were introduced by the Government in October 2009. The procedures require the submission of a formal application for either a "non-material amendment" (under 96A of the Town and Country Planning Act 1990) or a "minor material amendment" (under s.73 of the Town and Country Planning Act 1990), where an amendment to an approved scheme is proposed.

National Planning Policy Guidance, 'Flexible Options for Planning Permissions' (Published 6 March 2014 by the Ministry of Housing, Communities & Local Government), confirms that a Section 73 application can be made under section 73 of the Act to vary or remove conditions associated with a planning permission. One of the uses of a section 73 is to seek a minor material amendment, where there is a relevant condition that can be varied.

The guidance states that there is no statutory definition of a 'minor material amendment' but that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. Where proposed changes are not considered to be 'minor', a new full planning application would need to be made.

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

The key issues for consideration are:

- i Servicing, Impact on highways and parking

Issue ii- Servicing, Impact on highways and parking

The application seeks Variation of planning approval 23/2494/VRC - to omit condition U0167759 Benefit of Applicant Occupying and vary Condition Number(s): U0167756 Refuse Arrangements and U0167758 Cycle Parking such that wording is in accordance with the submitted details.

Condition U0167759 Benefit of Applicant Occupying states:

U76681 Benefit of applicant occupying

This permission shall enure for the benefit of One Performance UK Limited only and for only such period of time as they may be occupying the premises and the permission shall not enure for the benefit of the land nor of any other person (s).

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, and the amenity of the area.

The officer report for the parent application 14/3319/FUL notes the following, which sets out the reasoning for the condition.

The proposal does not include any off-street parking provision. There is a concern that the proposed D2 use could lead to an additional parking pressure and therefore, the Council would seek a Unilateral Undertaking to remove access to business parking permits for this unit in the event that the CPZ is implemented. The applicant has confirmed that a condition to this effect is acceptable.

It is noted that the proposed use is a health facility and therefore customers are more likely to be locally based and likely to use sustainable means of transport rather than private car to travel to the premises. The trip generation is also likely to be better spread throughout the day and evening rather than focussed within peak hours. It is therefore considered that whilst there is no provision of on-site parking, given the sustainable location that is well served by public transport, limited capacity of this specific facility and agreement to enter into a legal agreement to restrict parking as set out above, the scheme will not prejudice the free flow of traffic and highway, pedestrian safety. It should be noted however that this assessment is based on the traffic generation expected for this somewhat unusual health facility and an alternative D2 gym use could generate more users each hour and therefore a different Transport Statement would be needed. As such, it is considered necessary to attach a personal permission to this consent.

If the condition were to be removed, the application would still be restricted to be used as a training studio and sports therapy centre, however, could be operated with different ownership. The councils transport officer has been consulted and notes the gym is constrained by the size of the studio and considers that a change in ownership is unlikely to result in an increase in vehicles which would cause adverse impact to the highways and warrant a reason for refusal.

A condition is attached to the parent permission, which requires the applicant to enter into an agreement with the council, restricting commercial parking permits. This has not been undertaken and remains attached to this application. The Councils Enforcement team have been notified.

The application also seeks to alter conditions regarding refuse storage and cycle parking so that they read to be in compliance with the submitted information. In this regard the cycle parking allocation is located in the basement and is considered to meet London Plan requirements. The cycle parking is covered and secured.

Refuse will be stored internally and collected by a private contractor. This is acceptable.

The proposals are considered to meet the requirements of Local Plan Policy LP45 as well as relevant SPDs.

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 or 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.

Approve subject to 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 YES NO

Case Officer (Initials):DAV..... Dated:18/11/2024.....

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.


 Principal Planner
 Dated: ...19/11/2024.....