

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/02/2015	Item No: 5.7
Report Originator	Alison Riches Development Officer	Application No: KET/2014/0854
Wards Affected	Desborough St. Giles	
Location	27 Ise Vale Avenue, Desborough	
Proposal	Full Application: Demolition of side extension. 1 no. detached dwelling. Single storey side extension to no. 27	
Applicant	Mr & Mrs A Tahim	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the

planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o ground waters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved

development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 11 of the National Planning Policy Framework.

3. For the dwellinghouse hereby approved, no development shall commence on site until details of the types and colours of all external facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. For the single storey extension to No.27 Ise Vale Avenue hereby approved, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. The development hereby approved shall be carried out in accordance with the sustainable construction and energy efficiency techniques detailed in the Sustainability Appraisal and Energy Statement received by the Local Planning Authority on 22nd December 2014.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. For the dwellinghouse hereby approved, no development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The dwellinghouse shall not be first occupied until the

approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring properties in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

8. For the dwellinghouse hereby approved, prior to the commencement of development, a plan showing the access details and adequate areas within the site for the parking and manoeuvring of vehicles shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and such provision shall be retained thereafter and kept available for such purposes.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

9. For the dwellinghouse hereby approved, notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made at first floor level in the northwest and southeast elevations of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

10. For the single storey extension to No.27 Ise Vale Avenue hereby approved, notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made in the northwest elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0854

This application is reported for Committee decision because there are unresolved material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2008/0809. Construction of two-storey 4 no. bedroom detached dwelling. Withdrawn 13/11/2008.

KE/88/0087. Alterations and extensions. Approved 18/04/1988.

KE/87/1096. Demolition of existing house and construction of detached house and bungalow. Withdrawn 27/11/1987.

KE/81/0550. Extension to living accommodation. Approved 11/08/1981.

Site Description

Officer's site inspection was carried out on 15/01/2015.

The application site is located within an established residential estate to the southeast of Desborough. The application site is a two-storey gable roofed brown brick dwellinghouse with a brown concrete tile roof built in the late 1960s. Part of the front (southwest) and side (northwest) elevation is covered in cream render. All windows are diamond patterned with brown stained wood frames. There is a single storey projection to the southeast of the two-storey element containing 2 no. garage doors in the front (southwest) elevation.

The original dwellinghouse as constructed on site was a small bungalow which was extended in 1981. In 1988, a first floor and the single storey garage projection were added, resulting in the building now seen on site.

There is a large front garden which is laid to lawn with a driveway to the west of the application site adjacent to the neighbour at No.25 Ise Vale Avenue and across the front of the dwellinghouse. The front boundary with No.25 Ise Vale Avenue is a very low wall and the front boundary with No.29 Ise Vale Avenue is a low boundary hedge on the side of the application site and a retaining wall at No.29.

The land level at the application site sits approximately 1 metre higher than the land level at No.29 Ise Vale Avenue to the south, and the front garden slopes up from the road towards the front elevation.

To the rear there is a large long garden with a 1.8 metre high boundary fence to the northeast between No.25 Ise Vale Avenue and the application site. The rear boundary is a conifer hedge in excess of 3 metres high and the boundary between the application site and No.29 Ise Vale Avenue is a retaining boundary wall due to the 1 metre difference in ground level with high level hedging and planting above in excess of 4 metres in height at the application site and up to the eaves of No.29.

Surrounding properties are of no characteristic building style and are a variety of ages and designs and are a mixture of single and two-storey dwellings.

Proposed Development

The proposal is for the following development:

- Demolish the existing single storey element of the dwellinghouse located to the southeast of the two-storey element. The single storey element contains a utility room, a study and a games room located behind the double garage doors.
- Construct a single storey extension to the northwest elevation of the existing dwellinghouse.
- Construct 1 no. two-storey dwellinghouse with single storey elements to the front and rear elevations on land to the southeast of No.27 between No.27 and No.29 Ise Vale Avenue.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area Boundary

4.0 Consultation and Customer Impact

Desborough Town Council

- No objection.
- Visual appearance of the street scheme will be significantly changed.
- No garaging for cars included in either building.
- Provision for waste storage and collection must be included.

Highway Authority

- No objection.
- Subject to access and parking details following Highway Authority Standing Advice.

Environmental Health

- No objection.
- Subject to contaminated land condition due to underlying geology.

Neighbours

One letter of **objection** received from the adjacent neighbour at No.29 Ise Vale Avenue

- 6 windows looking into the property at No.29. This will affect our privacy. We had Velux windows in our property to avoid this issue. Could the proposed property have Velux windows in place of the top storey side windows.
- Only source of natural light to No.29 is a small side window which provides light to the ground floor, stairway and landing. The proposal will block all natural light into our dwelling.
- The land at No.27 is elevated above No.29 which would result in the occupiers of the new dwelling having a direct view into the Velux windows of our main living area. Such an elevation could reduce the light, privacy and view of No.29 should this be built past the front or back of the existing double storey property at No.29.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Policy 14: Energy Efficiency and Sustainable Construction

Local Plan for Kettering Borough

35. Housing: Within Towns

Supplementary Planning Documents

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Contaminated Land
6. Energy Efficiency and Sustainable Construction
7. Nene Valley Nature Improvement Area (NIA)
8. Other Issues Raised by the Proposal

1. The Principle of Development

The application site is in an established residential area to the southeast of Desborough.

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development. The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area where Policy 35 is supportive of proposals for residential development in principle.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Desborough as a smaller town is a secondary focal point for development and therefore, should provide a focal point for development.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of new development and extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The two parts of the proposal are dealt with separately.

Single Storey Side Extension

The proposed extension has been designed with a gable roof to reflect the character and appearance of the existing dwellinghouse. Provided the materials match those on the existing dwellinghouse, this part of the proposal will not have an adverse impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene. A condition will be added requiring matching materials.

As such, this part of the proposal will comply with the aims and objectives of policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect, respect and enhance the character of its surroundings.

New Dwellinghouse

The area surrounding the application site does not have a strongly identifiable character and is a mixture of styles of single and two-storey dwellinghouses which follow a fairly regular building line and set in relatively long narrow plots of land.

The proposed new dwellinghouse is two-storey with a forward projection and some single storey elements, and has been designed to reflect the proportions, fenestration, roof pitch, materials and design details of the application site and the adjacent neighbour at No.29 Ise Vale Avenue in particular, and of similar development in the wider street scene. The proposed dwellinghouse follows the general building line and the forward projection will extend no further forward in the plot than a similar projection on the adjacent neighbour at No.29 Ise Vale Avenue.

The plot at No.27 is to be divided equally to give the existing and proposed dwellinghouses the same size plot which will also be similar in measurements to the plot at No.29 Ise Vale Avenue. The existing and proposed dwellinghouses at No.27 Ise Vale Avenue will be separated by; just over a metre and the proposed dwellinghouse and No.29 Ise Vale Avenue will be separated by 2 metres, 1.5 metres on the side of the application site and 0.5 metres on the side of No.29. As such, the proposed dwellinghouse will not look 'shoe-horned' into the plot but will have

adequate space between it and its adjacent neighbours so that it does not look incongruous in the wider street scene.

A condition will be added to secure the materials to be used to ensure the proposal will not have an adverse impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene.

Conditions for landscaping and boundary treatments will also be added to ensure the open nature of the area is maintained.

As such, subject to the imposition of conditions for materials, boundary treatments and landscaping, this part of the proposal will comply with the aims and objectives of policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect, respect and enhance the character of its surroundings.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

The two parts of the proposal are dealt with separately.

Single Storey Side Extension

The proposed single storey side extension is located to the northwest of the existing dwellinghouse and will abut the boundary with No.25 Ise Vale Avenue. The dwellinghouse at No.25 is set away from the boundary and has a conservatory approximately 1 metre from the boundary with the application site where there is a 1.8 metre high boundary fence. The proposed extension has a gable roof and it is considered that although it is to the southeast of the neighbouring dwellinghouse, its small size will not lead to any loss of daylight or sunlight than is already caused by the location of the boundary fence and the location of the existing dwellinghouse at the application site.

Due to the location of the proposed extension at the site boundary a condition will be added to prevent any openings being made in the northwest elevation to ensure there is no overlooking or loss of privacy to the adjacent neighbour.

Subject to the imposition of the openings condition, this part of the proposal complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy in that the proposed development will not result in an unacceptable impact on the amenities of neighbouring properties.

New Dwellinghouse

The proposed dwellinghouse is located to the southeast of the existing dwellinghouse and to the northwest of the adjacent neighbour at No.29 Ise Vale Avenue. The proposed dwellinghouse is 1.5 metres from the boundary with No.29 and is predominantly two-storey with a lower height two-storey projection to the front and single storey projections to the front and rear.

The main part of the proposed dwellinghouse is shorter in overall length than the existing dwellinghouse at No.27 and finishes in line with a single storey element on the front elevation of this property. With respect to No.29 to the southeast, the main dwellinghouse is in line with the main two-storey element of this dwellinghouse, the lower height two-storey projection to the front is generally in line with a lower height two-storey element at No.29 and the single storey front projection is in line with the single storey attached garage at No.29.

To the rear, the rear elevation of the proposed dwellinghouse extends past the two-storey rear elevation of No.29 by 1.8 metres and the single storey rear projection will be shorter in length than the single storey rear extension at No.29.

The neighbours at No.29 Ise Vale Avenue have objected to the proposed dwellinghouse due to the location of 6 no. windows looking into their property, loss of light to a small side window serving the ground floor, stairway and landing, and the difference in land levels leading to the occupiers of the new dwelling having a direct view into the Velux windows in the single storey rear extension.

With respect to the 6 no. proposed windows, three are at ground floor level and serve a cloakroom, utility room and study, one window is between first and second floors and serves a landing, and the two first floor windows serve a bathroom and an en-suite.

In terms of the impact on these neighbours, the ground floor windows are located 1.5 metres from the boundary and face the flank wall of No.29, which is 0.5 metres from the boundary. No.29 has a landing window in the northwest elevation facing the proposed dwellinghouse which is located opposite the front end of the existing side elevation of No.27. The siting of the proposed dwellinghouse will mean the landing window at No.29 will be in the area of the proposed ground floor cloakroom and study. To ensure there is no loss of privacy to both the existing neighbours at No.29 and the future occupiers of the proposed dwellinghouse, a condition will be added requiring boundary treatment to be submitted. This will address any concerns regarding overlooking and loss of privacy from the ground floor windows.

With respect to the location of the proposed landing window and first floor windows, these are located opposite a blank part of the flank wall of No.29 so will not be able to overlook the occupiers of this neighbouring property. In addition, the en-suite and bathroom windows will be obscure glazed for privacy and the landing window is not a habitable room but a passing place so therefore there will be no issue of loss of privacy to the neighbouring occupiers.

With respect to a loss of light to the landing window of No.29, this is in the northwest elevation of the dwellinghouse and therefore already suffers with restricted light. In addition, this landing window is not a habitable room but a passing place and it is located towards the front of the northwest elevation of this property. Although the proposal will result in a two-storey element to the northwest of No.29, it is located 1.5 metres from the boundary with No.29 which in turn is located 0.5 metres from the boundary with the application site.

It is considered that although there will be some minor loss of daylight to the landing window of No.29, the 2 metre separation distance between the two buildings, together with the northwest aspect of the existing landing window in relation to the path of the sun, and the fact that a landing is not a habitable room but a passing place, means that the loss of daylight to this window is considered negligible and not sufficient to warrant refusal of this application.

Regarding overlooking from the proposed dwellinghouse into the roof lights of the neighbours single storey extension, the two-storey element of the proposal is 1.8 metres longer than the two-storey element of No.29 and will finish past the location of the roof lights in the extension, meaning that there will be no possibility of direct views into this room from the first floor rooms at the rear of the proposal. In addition, due to the existing boundary hedging between the rear gardens of Nos.27 and 29, currently in excess of 4 metres in height, and due to the length of the single storey rear extension at No.29 in relation to the location of the proposal, it is considered there will be no issues of loss of privacy to these neighbours. To ensure there is no possibility of overlooking a condition will be added requiring boundary treatment to be submitted. An additional condition will be added to prevent any further openings at first floor level in the northwest and southeast elevations of the proposal.

With respect to the location of the proposal in relation to the existing dwellinghouse at No.27, there will be no adverse impact on the amenities of the existing occupiers at No.27 or future occupiers of the proposed dwellinghouse.

As the proposed dwellinghouse is shielded by the existing dwellinghouse at No.27, there will be no impact on the amenities of the occupiers of No.25 Ise Vale Avenue. The length of the rear plot is such that there will be no impact on the amenities of occupiers to the rear of the application site in Leys Avenue.

As such, subject to the addition of conditions regarding further openings and boundary treatment, the proposal will comply with policy 13(l) of the North Northamptonshire Core Spatial Strategy in that the proposed development will not result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The existing dwellinghouse has a large front garden and an existing access to the northwest of the site. The applicants propose an access for the new dwellinghouse to the northwest of its site boundary. It is considered that each dwellinghouse will have sufficient space for two vehicles for each property to enter, manoeuvre, park and leave the site in a forward gear. In addition, there is adequate space along Ise Vale Avenue for parking vehicles over and above the two on-site spaces for each dwelling.

The Highway Authority has no objection to the scheme subject to the provision of visibility splays, access details, gradients and boundary treatments all in accordance with their standing advice (Local Highway Authority Standing Advice for Planning Authorities April 2013), and a condition will be added to request detailed access and parking arrangements to be provided. An informative will be added referring the applicants to the Highway Authority's detailed comments to inform the submission of information required to satisfy the condition.

As such, subject to the submission of details to the satisfaction of the Highway Authority there will be no adverse impact on the highway network and highway safety, and the proposal will therefore comply with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy which requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

5. Contaminated Land

Due to the underlying geology present throughout Northamptonshire, levels of naturally occurring arsenic, vanadium and chromium found throughout the borough frequently exceed the levels at which the risk from arsenic, vanadium and chromium to human health is considered acceptable for residential land use. To prevent any unacceptable risk to human health to future occupiers of the site, further investigation on site will be necessary to assess the extent of contamination which will then inform a remediation scheme.

This further investigation/remediation scheme can be satisfactorily secured by condition in the interests of human health, property and the wider environment in accordance with paragraphs 109 and 121 of the NPPF which requires development to enhance the local environment by remediating and mitigating contaminated land ensuring it complies with Part IIA of the Environmental Protection Act 1990.

6. Energy Efficiency and Sustainable Construction

Policy 14(b) of the North Northamptonshire Core Spatial Strategy states that development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency. A condition is to be added for the details to be carried out in accordance with the details submitted on 22nd December 2014 in the Sustainability Statement.

7. Nene Valley Nature Improvement Area (NIA)

The application site is within the NIA boundary, however, as the application site is in an established residential area and the proposed development is mostly located on land previously covered by buildings and the existing garden of the dwellinghouse at the application site, it is not considered the small scale of the development proposed will not have any adverse impact on existing wildlife or the improvement of the Nene Valley.

8. Other Issues Raised by the Proposal

In addition to the development discussed above, the internal layout of the existing dwellinghouse at No.27 is to be rearranged and will include the blocking up of some existing windows and the creation of some new openings.

With respect to the existing dwellinghouse only, the creation of new windows and doors is permitted development under Class A of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, as amended, and cannot therefore fall to be considered as part of this application. A condition of Class A is that any upper floor window located in a wall or roof slope forming a side elevation shall be obscure glazed and non-opening, unless parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

An informative will be added to advise the applicants of the requirement to comply with the condition.

Conclusion

Subject to the addition of conditions relating to contaminated land, materials, boundary treatment, landscaping, parking and additional openings, and informatives regarding permitted development rights for additional openings in the existing dwellinghouse and the Highway Authority advice, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: