

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/11/2016	Item No: 5.2
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2016/0382
Wards Affected	Barton	
Location	2 Polwell Lane, Barton Seagrave	
Proposal	Full Application: 1 no. dwelling to rear	
Applicant	Mr & Mrs P Tompkins	

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. The development hereby permitted shall not be carried out other than in accordance with the approved documents detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. 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 parts 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:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - 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 (or any model procedures revoking and replacing those model procedures with or without modification)'.

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.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'(or any model procedures revoking and replacing those model procedures with or without modification.

REASON: A contamination survey is required prior to development commencing to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

4. No development shall commence on site until details of the types and colours of all external facing, roofing materials and surfacing materials to be used has 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: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place on site until full architectural details of all windows and doors (and their surrounds), verge, eaves, chimney and rainwater goods 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: Details are required prior to commencement of development in the interests of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation (WSI) and a timetable for that work. The development shall thereafter proceed in accordance with the approved WSI and timetable.

REASON: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 12).

7. Within 6 months of the completion of the archaeological work in accordance with the written scheme of investigation approved pursuant to condition 6 above the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-

excavation assessment and analysis, preparation of site archive and completion of an archive report together with details of the store at which this is to be deposited

REASON: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 12).

8. No development shall take place until a plan showing details of existing and intended final ground and finished floor levels has 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: Finished Floor Levels are necessary prior to commencement to protect the privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. No development shall commence until a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and details of hard surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. 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 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage 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 scheme.

REASON: Details for the provision of surface and waste water drainage are necessary prior to commencement of development to prevent pollution of the water environment in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

11. 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 building shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in the interests of amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

12. Prior to occupation of the dwelling a dropped kerb shall be constructed to serve the existing house at 2 Polwell Lane.

REASON: In the interests of highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

13. The upper floor windows in the east elevation serving 'Bedroom 3' on the approved plans shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A-E of Part 3 of Schedule 2 of the Order shall be erected on the application site.

REASON: In the interest of visual and residential amenity and the protection of the Ancient Monument in accordance with policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0382

This application is reported for Committee decision because there are unresolved, material objections to the proposal from Barton Seagrave Parish Council

3.0 Information

Relevant Planning History

KET/2015/0653 – One detached dwelling to rear – Withdrawn 16/11/2015 to allow for further Heritage related work to be undertaken
KET/2006/0346 - Conservatory to rear elevation – APPROVED – 30/05/2006
KE/2002/0800 – Proposed Granny Annexe – APPROVED – 01/04/2003
KE/1997/0500 – Extension – APPROVED – 19/02/1998
KB/1949/0528 – Garage – APPROVED – 22/12/1949

The proposal was subject to pre-application advice under reference PRE/2014/0045 where the principle of development and the contemporary design approach proposed was supported by the Officer. The proposal has been submitted broadly in accordance with that pre-application advice.

Site Description

Officer's site inspection was carried out on 24/06/2016

The site comprises of rear garden land associated with 2 Polwell Lane and includes a sizeable corrugated metal outbuilding toward its southern boundary with allotment land beyond. The north-western portion of the site includes part of a wider Scheduled Ancient Monument (SAM) in connection with a Moat which extends into the open space to the north and west beyond site boundaries.

Proposed Development

The application seeks full planning permission for the erection of a single detached contemporary flat-roof dwelling which will involve the re-use of an existing vehicular access with the driveway passing along the boundary between the host property and the sites southern edge.

Any Constraints Affecting the Site

Affects a Scheduled Ancient Monument (SAM)

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council: *Objection* stated on the following summarised grounds:

- Unacceptable form of *unconscionable back-land development* that would set a precedent
- Domestic gardens are not considered to be *brownfield*
- *Incongruous development out of keeping with the area's character*
- *Parking concerns*

- *Harm the living conditions of neighbouring residential occupiers by way of overlooking*

KBC Environmental Health: No objection stated subject to the imposition of a contaminated and unexpected contaminated land condition and a Radon informative

Historic England: Recommends that the application should be *determined in accordance with national and local policy guidance, and on the basis of your specialist conservation and archaeological advice*. Going on to say that they consider the introduction of an additional element of modern visual development in views across the scheduled monument to be intrusive and harmful, however provision has been made under a Scheduled Monument Consent (SMC) for improvements to the boundary line with appropriate planting in order to assist in mitigating this harmful visual intrusion.

NCC – Archaeology Advisor: No objection subject to the imposition of a condition requiring a written scheme of investigation to be approved prior to commencement.

Wildlife Trust: Objection stated on the basis of the failure of the application to be supported by *any form of ecological report*.

5.0 **Planning Policy**

National Planning Policy Framework:

Core Principles

6 – Delivering a wide choice of high quality homes

7 – Requiring good design

11 – Conserving and enhancing the natural environment

12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS) Policies:

1 – Presumption in favour of sustainable development

2 – Historic environment

3 – Landscape character

4 – Biodiversity and geodiversity

6 – Development on brownfield land and land affected by contamination

8 – Place shaping

9 – Sustainable buildings

11 – The network of urban and rural areas

29 – Distribution of new homes

30 – Housing mix and tenure

Local Plan Policy:

35 – Housing: Within Towns

6.0 **Financial/Resource Implications**

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of the development
2. Impact on heritage assets
3. Impact on the character and appearance of the area
4. Impact on residential amenity
5. Impact on highway safety and convenience
6. Impact on flooding and drainage
7. Impact of possible ground contamination
8. Impact on biodiversity
9. Sustainable buildings
10. Response to Parish Council objection

1. The principle of the development

The proposal is consistent with Policy 35 of the Local Plan and Policies 11 and 29 of the JCS that permits housing development within the confines of the Town in the interests of sustainable development and protection of rural areas. This approach is in accordance with the golden thread of the NPPF that seeks a sustainable pattern of development.

Barton Seagrave Parish, in their objection, mention that garden land is not embraced by the brown-field land definition in the NPPF. Indeed paragraph 53 of the 'Framework' explicitly seeks to resist *inappropriate development of residential gardens...where development would cause harm to the local area*. As such development of garden land is only unacceptable where there is harm to the visual amenities of an area and not solely on a matter of principle.

In this particular case and whilst much of the site can be considered to be garden land the part of the site that is occupied by the existing building and its surrounding hard-bond surfacing could reasonably be considered to have brown-field land characteristics. This is the part of the site where the proposed dwelling would be sited. As such it could be reasonably argued that the proposal is also consistent with Policy 6 of the JCS and the NPPF that encourages the re-use of previously developed land.

As such and as the garden land nature of part of the site does not automatically preclude development, the principle of developing the site for residential is considered to be acceptable.

2. Impact on heritage assets

Policy 2 of the JCS seeks to protect, preserve and where appropriate enhance heritage assets and their setting. This policy approach is derived from Chapter 12 of the NPPF which states that decisions should take account of *the desirability of sustaining and enhancing the significance of heritage assets*.

The proposed development is located primarily within the setting of a Scheduled

Monument, which comprises the remains of moats, fishponds and a shrunken medieval settlement. Hence the proposal has the potential to affect its significance through direct physical impacts, through loss or damage to non-designated archaeological remains within its setting, and through the intrusion of the appearance of this modern development in views from, to or within the scheduled area.

The loss of a run-down outbuilding constructed of poor materials which has an industrial scale with no redeeming quality is not considered to have a harmful impact on the setting of the Monument and offers the opportunity to enhance its setting.

In order to assess these impacts the proposal was supported by an 'Archaeological Evaluation' report and a 'Heritage Settings Assessment'. Having considered the former report the County Archaeologist opined that whilst the development would have an impact to archaeological deposits that these could be suitably investigated and recorded so as not to represent an over-riding constraint to development. Historic England reverts to the County Archaeologist in this matter. As such and consistent with paragraph 141 of the NPPF a suitably worded condition requiring the prior approval of a written scheme of investigation could be attached to safeguard any archaeological deposits. Thereby the direct physical impact of the proposal on non-designated archaeological remains has been suitably addressed by the application and through the imposition of conditions.

Moving on to the impact of the development to the setting of a Schedule Ancient Monument; before assessing the impact it is a requirement of paragraph 132 of the NPPF to apportion a level of significance to the asset. The Scheduled Monument of Barton Seagrave moats, fishponds and shrunken medieval village remains comprise a heritage asset of 'the highest significance' as defined by the NPPF and are well-preserved and provide evidence of the changing patterns of medieval farming settlements in the Northamptonshire countryside.

The 'Heritage Settings Assessment' that accompanied the application says that the key elements of the moated are best experienced from within its northern section and relate to its historic relationship with the medieval settlement, church and agricultural landscape. This relationship is partially eroded by the existing twentieth-century development along the eastern boundary of the Scheduled Ancient Monument (SAM). The proposal will form part of this area of modern development on the edge of the SAM and within a portion of the SAM that has become detached from the bulk of the overgrown SAM by being encompassed within residential garden overtime. The 'Assessment' goes on to say that whilst the development would be partially visible from within the southern extent of the SAM *The proposed development will not result in either substantial or less than substantial harm* as the key elements of the SAM that contribute to its significance will not be harmed. The Assessment was carried out by a reputable and well regarded Heritage

Consultancy and has not been brought into question by Historic England. As such and with no reason to adopt a different approach the principle of proposing a residential property at this location is not considered to harm the significance of the Heritage Asset.

Furthermore Historic England (HE) has granted Scheduled Monument Consent for the proposal and therefore satisfied that any harm can be mitigated. Indeed whilst HE state that the modern design is intrusive and harmful they concede that appropriate planting mitigates this visual intrusion. As such the proposal is considered to be acceptable in this respect.

3. Impact on the character and appearance of the area

Having established that the proposal would not result in harm to the significance of the heritage asset the proposal should also be assessed in terms of the acceptability of the design and its impact to the character and appearance of the area.

Policy 8(d) of the JCS seeks to *Create a distinctive local character by:* amongst other things encouraging development to respond *to the site's immediate and wider local context*. This development plan approach is in-line with the NPPF which in Chapter 7 requires *good design*.

The Parish in their objection cite the harmful impact the proposal would have to the established linear pattern of the street by proposing a form of back-land development that would set a precedent to similar development. It is acknowledged that St. Boltoph's Road and Polwell Lane is generally characterised by a form of ribbon development which is made up of a variety of house type, although it should also be recognised that there are instances of occasional back-land development along its stretch. The proposal would not be readily visible in the streetscape being set-back to the most rear extent of the plot and therefore would not fundamentally erode the spaciousness of the street or its linear character. As such its back-land nature is not considered to be of sufficient detriment to the character and appearance of the area to sustain a reason for refusal.

In addition, the proposal property has a larger plot than most and notably widens towards its rear extent and as such the approval of a single property in a back-land situation to a plot with unique characteristics is not considered to set a precedent in the future for similar development with every application considered on its own merits.

Turning to the design of the property; the immediate locality is made of a houses of varying types, ages, sizes, scales and designs and as such the introduction a another different design would not necessarily look out of place. However given the rear location of the property and its relationship to the Scheduled Ancient Monument (SAM) the proposed property would be seen in isolation particularly as seen from more critical elevations over the SAM to the west and also overlooking the adjacent Allotment from a footpath that passes to the south of the site.

The contemporary design proposed has looked to take its cue from other properties in Kettering and in particular the 1920's art-deco design that is distributed in certain areas within the Town most notably at Lewis Road and Paradise Lane with similar designs at Blandford Avenue and Northampton Road. In particular the Lewis Road and Paradise Lane dwellings with their rendered finish, clean lines and simple architectural detailing are akin to the proposed and as such the design is not unfamiliar to the Town and its occasional distribution is also relevant. There is also a degree of legibility to the design with the Paradise Lane examples to the eastern edge of Wicksteed Park with the NPPF in paragraph 58 *not preventing or discouraging appropriate innovation* and later in paragraph 63 apportioning *great weight to innovative designs which help to raise the standard of design more generally in the area*. As such whilst the proposal may differ significantly from that evident in the locality it does not automatically follow that this has harm or is otherwise unacceptable.

The design however does not faithfully adhere to the cubist art deco styling evident at these other locations with a lack of curvature and recessed porches and balconies which add shadow interest. Whilst it is considered that a modern design that has context to the Town examples would be a better approach, with amendments requested and not forthcoming, the design proposed nevertheless represents a good example of modern contemporary architecture. Furthermore the proposal would not be subject to the same high bar that is set by paragraph 55 of the NPPF in relation to innovative justifying design that applies to proposed houses in the countryside. In addition the garage door dominated approach is not ideal; however this elevation is not conspicuous within the streetscape and therefore would not sustain a reason for refusal.

The proposal would also replace a sizeable metalled outbuilding that has some harm to the character and appearance of the area and arguably to the setting of the SAM and would instead result in a good example of modernism that benefits the visual qualities of the area.

Whilst the design may be considered to be acceptable the proposal has failed to convince that the use of engineering brick for a feature chimney or mullion surrounded windows respects the crisp design envisaged and as such suitable conditions requiring these details should be imposed. As such subject to the imposition of these conditions the proposal is considered to be acceptable in this regard.

4. Impact on residential amenity

Policy 8(e) of the JCS seeks the protection of residential amenity which is consistent with the key principles of the NPPF which amongst other things looks to ensure a *good standard of amenity for all existing and future occupants of land and buildings*.

The southern elevation of the proposal would overlook the adjacent allotment land and are acutely angled to the rear elevations of 4 and 8 Polwell Lane to the south-east with a distance of at least 22m to the rear boundary of 4 Polwell

Lane and 33m to the rear elevation of that property. This separation distance, angling and the fact that the proposed upper floor windows would serve non-habitable rooms (bathrooms and stairway) this elevation would not result in a harmful impact to the amenities of nearby residential dwellings. The overlooking of the allotment and footpath beyond would be seen as a benefit in terms of being a crime deterrent.

The two proposed bedroom windows in the upper floor east facing short elevation similarly are distanced 17m from the rear boundary of the 4 Polwell Lane and approximately 28m to the house. Whilst this gap is considered to be sufficient to safeguard the amenities of this property because of the proximity of these windows to the rear elevation of the host property and particularly its amenity space these windows will be conditioned to be fitted with obscure glaze. This is considered reasonable in the interests of privacy associated with the host dwelling but also because the affected bedroom would have an unaffected principle window facing the north.

The full-height feature windows proposed in the side west short elevation would overlook the adjacent open land and would therefore not have an impact to residential amenities and as before would see the overlooking of that area and particular as it would face the access to that space would be seen as a positive outcome in terms of crime prevention. The front north facing elevation would directly face the dwellings associated garden land with open space beyond and given the angling of the windows and separation distances to the rear elevation of the host property and its retained garden the proposal would not have a detrimental impact to residential amenity.

The formation of a residential driveway to serve one dwelling would not likely have a harmful impact as a result of noise or other disturbances to neighbouring dwellings and any nuisances caused by construction would be short-lived over the lifespan of the development and therefore should not result in a constraint to development.

As such and as the proposal makes sufficient provision for private amenity space the proposal is considered to safeguard residential amenity whilst ensuring quality of life for future occupiers. As such the proposal is considered to be acceptable in this respect.

5. Impact on highway safety and convenience

Policy 8(b) of the JCS seeks development to maintain highway safety. The proposal makes use of an existing dropped kerb and makes provision for upward of six off-road parking spaces whilst also retaining at least four spaces for the host property. This is considered to be sufficient provision to prevent any congestion on the highway which in any event has capacity for on-street parking off the main highway with access to the site from the main highway off a spur road. It is noted however, that the existing property is not accessed via a dropped kerb. As such a suitable condition will be attached to ensure that this kerb access is created prior to occupation of the proposed dwelling.

As such the proposal is not considered to prejudice highway safety and

convenience and therefore is considered to be acceptable on this regard.

6. Impact on flooding and drainage

The proposal would remove an existing outbuilding that is unlikely to benefit from any modern surface water drainage techniques. Thereby its replacement with a property that has a similar footprint, in an area with no particular flooding issue and that benefit from a modern drainage approach would not likely exacerbate any flooding or drainage problems that may exist. A suitable condition requiring details of foul and surface water arrangements shall be imposed.

7. Impact of possible ground contamination

In accordance with the recommendations of the Council's Environmental Health Officer the imposition of a condition that requires prior approval of a phased environmental risk assessment and a further condition relating to unexpected contamination would safeguard health and ground water supply that may arise from possible contamination.

8. Impact on biodiversity

Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.* Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: *every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

The Wildlife Trust objection was based on the failure of the application to be supported by an ecological survey. Whilst the proposal was not supported by such a survey the test with regard impact on biodiversity should be whether there is a reasonable likelihood of harm being caused to biodiversity and then an appropriate ecology report would be expected. The site consists of a well-kempt residential garden and a well-used, if ramshackle, outbuilding with a shallow and draughty roof space and therefore would not be suitable habitat for protected species. As such and whilst the proposal is adjacent to rough-grassland there is no reasonable expectation, with no contradictory advice offered, that biodiversity would be harmed. Nevertheless a relevant informative will be attached giving guidance in the event that protected species are discovered during construction.

9. Sustainable buildings

The proposed building would be consistent with modern sustainable design principles as required by building regulations and in addition the proposed flat-roof photovoltaic panels would result in the proposal exceeding these requirements. Therefore the proposal is considered to make adequate provision for resource and energy efficiency and therefore is considered to be acceptable in this regard.

10. Response to Parish Council objection

The concerns of the Parish with respect to the impact of the proposal to residential amenity, parking congestion and character and appearance of the area have been assessed above with the development found to be acceptable in these respects.

Conclusion

In light of the above the proposal is considered to be in accordance with the development plan and in particular is acceptable in terms of its impact on residential and visual amenity, highway safety and heritage assets with no other material considerations that would justify coming to a different conclusion and as such the application is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316