

REPORT SUMMARY

REFERENCE NO.	8/18/3508/FUL & 8/18/3509/LB
APPLICATION PROPOSAL	Change of Use of 1 Church Street to Class A4 and associated operations at 1A Castle Street
ADDRESS	1 Church Street & 1A Castle Street Christchurch BH23 1BW
RECOMMENDATION	GRANT subject to conditions (see Section 9 of the report for the full recommendation)
REASON FOR REFERRAL TO COMMITTEE	The application has been called to the Planning Committee by Councillor Hall on the basis of concern that the proposal may result in the loss of a retail outlet
SUMMARY OF REASONS FOR RECOMMENDATION	<ul style="list-style-type: none">• Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.• The scheme complies with Policy CH1 to promote the night-time economy in Church Street.• The proposal comprises commercial development within the urban area and the town centre which is acceptable in principle.• The proposal would result in less than substantial harmful to the heritage asset and the public benefits outweigh any potential impacts on the Grade II listed building and its setting.• The proposed use of the unit is considered to be compatible with the character of the area and the Christchurch Conservation Area.• The location is considered to be sustainable and well served by public transport and is accessible by a range of modes of transport.• The existing town centre car parks provide adequate parking provision for any additional demand.• The development would not be significantly harmful to the residential amenities of nearby dwellings.• Other environmental impacts have been assessed and there are not any which are potentially significant and which cannot be controlled by conditions.

INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL			
Not Applicable			
APPLICANT	Tom's Bar	AGENT	Mr James Cain
WARD	Town Centre Ward	PARISH/ TOWN COUNCIL	N/A
PUBLICITY EXPIRY DATE	11 February 2019	OFFICER SITE VISIT DATE	19 February 2019
DECISION DUE DATE	12 March 2019	EXT. OF TIME	TBC
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
8/15/0576	1B Church Street (top floor flat) Replace existing aluminium framed window with timber sash window	Grant	8.12.15
8/93/0273/L 8/93/0272/A	1A Castle Street Erection of non-illuminated projecting hanging sign (Listed Building Application)	Grant	17/8/93

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.1 The application site at no. 1 Church Street is occupied by a three-storey, Grade II listed building in red brick and slate roof. The existing use of the ground floor is as a retail unit trading as Roberta's dress shop, with the upper two floors forming two residential flats accessed from Castle Street. The historic building forms a prominent corner feature at the junction of Castle Street, Church Street and the High Street, and retains a period frontage which contributes positively to the character and appearance of the Central Conservation Area.
- 1.2 No.1a Castle Street forms a small ground floor unit in a three-storey, mid-terrace building in painted white brick, two doors up to the eastern side of No.1 Church Street, currently trading as a nail salon. This property comprises a modern shop front and single ground floor room with an enclosed yard at the rear. There is a pedestrian right of way to the rear courtyard accessed from Castle Street through a gated undercroft and across the rear of the neighbouring premises at no.3 Castle Street.

- 1.3 Both premises are sited within the Central Christchurch Conservation Area where many of the premises along Castle Street, Church Street and the High Street have ground floors which are in business use and first/second floor levels which are in residential use. The surrounding area is characterised by a diversity of properties, and having several other listed buildings in proximity to the site including no.1 Castle Street, the adjoining property to the eastern side.
- 1.4 Statutory Listing Description:
“Mid C19. Red brick with rounded corner of painted brick at junction of Church Street and Castle Street. Wide, bracketed eaves curved round corner. Hipped slate roof with centre gable. 2 storeys and 1 attic window in gable. 2 windows, sashes with stuccoed lintels and vermiculated keystones, late C19 glazing. Ground floor has good shop front. Corner entrance with round arch and fanlight with decorated iron spandrels. 3 arched lights to window, with cast iron pillars between and panelled side pilasters. Fascia board now covers cornice. Castle Street facade has same window of 3 lights and eastern carriageway entrance with dentil cornice exposed above.

Group Value: *No 1 forms a group with Nos 2 to 4 (consec) and is also part of groups on Castle Street and High Street at this junction of the three main streets in the centre of Christchurch.”*

2.0 PROPOSAL

- 2.1 Full Planning permission and Listed Building consent are currently sought for the Change of use of the premises at no. 1 Church Street from its current use as an A1 shop unit to an A4 drinking establishment. Under the Use Classes Order, Class A1 is defined as shops, and Class A4 as drinking establishments including Public Houses, and wine bars. The applications are accompanied by plans showing a proposed alteration to the internal layout of no.1 Church Street, which includes the removal of later stud walls and formation of an additional w.c. and cold store, and air circulation details. Associated operations at no. 1a comprise primarily the storage of waste bins in the rear yard for the use by the wine bar. Whilst it is the applicant's stated intention to form a delicatessen in no. 1a Castle Street, under the Use Classes Order, this falls under A1 use and therefore does not require further consent. Moreover this is not part of the proposals before members.
- 2.2 Any future alterations to the building elevations as well as signage for the proposed uses would require various later separate consents for planning permission, listed building consent and advertisement consent. These are not before members as part of these applications. Therefore the decision on the applications must be based solely on the merits of the change of use of the property from a shop to a drinking establishment (Class A1 to A4) and the associated internal works at 1 Church Street as proposed, with associated operations at 1a Castle Street.

3.0 SUMMARY OF INFORMATION

	Existing	Proposed	Change/ net gain/loss:
Site Area (ha)	40sqm	No change	None
Use	Class A1 (dress shop)	A4 (drinking establishment/ wine bar)	
Gross Internal Floor space (Class A1)	40m ²	40m ²	None

4.0 RELEVANT PLANNING CONSTRAINTS

Grade II listed building: statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990.

Christchurch Conservation Area: statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990.

Primary Shopping Area

Secondary Shopping Frontage

5.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy 2014

- KS1: Presumption in Favour of Sustainable Development
- HE1: Valuing and Conserving our Historic Environment
- HE2: Design of new development
- CH1: Christchurch Town Centre Vision
- CH3: Christchurch Primary Shopping Area and Retail Frontages
- CH7: Development in the Secondary Shopping Frontages
- KS7: Role of Town and District Centres
- KS12: Parking provision

Borough of Christchurch Local Plan (2001)

- BE4: Development within Conservation Areas
- ENV3: Potentially polluting development
- BE14: Alterations to listed buildings

Supplementary Planning Documents:

Christchurch Central Conservation Area Appraisal & Management Plan (2005)

Church Street

'This area comprises the approach to the Priory and contains a large number of historic buildings. The street has a strong historic character and creates an effective link between the quiet formal setting of the church grounds and the more active High Street.'

The street has a more secondary, service character which complements the adjacent High Street and Castle Street functions. A mix of shops (A1 and A2 uses), café/ bar and restaurants provides for an interesting and vibrant mix of day and evening uses and maintains an important active frontage to this intimate streetscape.

The form of building is traditional. Roofs are pitched back from the street. The scale is subtly changed as the traditional construction with steeply pitched roofs incorporates dormers to a number of roof slopes.

The scale of buildings fluctuates between two to two and a half and three storey but is dealt with carefully to produce a consistent sense of enclosure along the whole'.

Castle Street

'Castle Street is a commercial street with a consistent scale, a diversity of materials and is a busy thoroughfare of the town.'

The built form without exception is hard onto the building line and this combined with the general three storey scale of buildings creates some important enclosure with resulting strong vistas and focal points. This sub area has a relatively high number of historic buildings which significantly contribute to the strong historic character of the town'.

Christchurch Borough-wide Character Assessment (2003)

The National Planning Policy Framework (2019)

Relevant NPPF sections include:

- Section 7 Ensuring the vitality of town centres
- Section 11 Sustainable Development

- Section 12 Achieving well-designed places
- Section 15 Conserving and enhancing the natural environment
- Section 16 Conserving and enhancing the historic environment

Paragraph 85

“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;

b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;”

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

The requirement for good design set out in section 12; paragraph 127 requires that development should add to the overall quality of the area. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions (para 130).

Conserving and enhancing the historic environment (section 16); paragraph 185 includes the requirement that planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Great weight is to be given to the asset’s conservation and the more important the asset, the greater the weight should be (para 193). Unless the proposal meets the criteria set out in para. 195, consent should be refused where a proposed development will lead to substantial harm. ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’ (para 196).

6.0 LOCAL REPRESENTATIONS

In addition to letters to neighbouring properties, site notices for both 8/18/3508/FUL and 8/18/3509/LB were posted outside the site on 21st January 2019 with an expiry date for consultation of 11th February 2019.

8/18/3508/FUL - 96 letters of support were received, 47 letters of objection, 1 letter comments.

8/18/3509/LB – 24 letters of objection, 1 letter of support.

In addition 1 petition objecting to the proposal was received with 425 signatures.

The issues raised to both applications comprise the following;

Objection:

- Too many food outlets, pubs, coffee shops in the town centre.
- No need for further coffee shops in town centre.
- Not enough retail units in town centre.
- Adverse effect on existing businesses, may cause more closures.
- Increased litter
- More variety needed in town centre, such as a butchers & bakery
- There are existing premises for sale which the proposed use could go into instead.
- Contrary to Policy KS7 of the Local Plan which restricts non-retail use in the Primary Shopping Frontages area.
- Non-retail already over 30% limit.
- The building is an historical retail site and should remain so.
- No disabled facilities
- Too small for a bar and not fit for purpose
- No provision for ventilation, sound proofing.
- Increased noise disturbance at night time from music.
- Listed status would make sound proofing impossible.
- Inadequate facilities in shop unit for a wine bar.
- No room for waste disposal and removal of cooking smells.
- Increased late night noise disturbance effecting neighbouring residents from people standing outside the premises.
- Will cause obstruction of the pavement at a dangerous junction
- Nowhere for delivery lorries to unload
- Increased traffic in area of congestion
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Support:

- welcome addition to the town
- nice change to have a new bar
- applaud anyone who is willing to take on a commercial premises in this current climate

7.0 CONSULTATIONS

7.01 CED Conservation Officer (received 11.02.19)

The proposed changes will have no adverse effect upon the Listed Building, however the proposed external decoration and signage will have to be submitted in order to assess the effect upon the setting of the area and Listed building.

7.02 CED Environmental Health Team (received 20.02.19)

The external plant for the cellar cooler will be mounted in the void area at first floor level. It will not likely to cause a noise nuisance problem and therefore I have no objection.

7.03 CED Planning Policy (received 4.02.19)

This property is in the secondary shopping frontage for Christchurch Town Centre – so there is no policy issue raised by the proposals.

7.04 Highways Authority (received 26.02.19)

No objection

8.0 APPRAISAL

8.01 The main considerations involved with this application are:

- the principle of development
- impact on the vitality and viability of Christchurch town centre
- impact on Heritage Assets
- character and appearance of the town centre
- impact on neighbour's living conditions
- parking and transport
- waste storage

These points will be discussed as well as other material considerations under the headings below.

Principle of Development

8.02 Although the site lies within the Primary Shopping Area as designated in Policy CH3 of the adopted Local Plan, it does not form part of the Primary Shopping Frontage, but instead comes within the area identified in the Local Plan (pg.50) as forming part of the Secondary Shopping Frontage. Many of the objections received have stated the scheme is contrary to Policy CH3 which seeks to limit non-retail uses to 30% in the Primary Shopping Frontage. However, this restriction on non-retail uses is not applicable to the Secondary Shopping Frontage Area and instead relates to the area along the High Street,

Saxon Square and Bargates where the Primary Shopping Frontage is defined and which is the focus for retail uses.

- 8.03 With the adoption of the Local Plan, Policy CH3 changed the designation of Church Street and Wick Lane from primary to secondary frontages. This was done *“in order to allow more flexibility in this part of the town centre for restaurants and cafes”* (para. 5.17).
- 8.04 Policy CH7 relates to Development in the Secondary Shopping Frontages and advises that proposals for the change of use of existing non-residential premises located within the Secondary Frontages including Church Street will be permitted provided that;

- “1. The proposed use is for a financial or professional service use (Class A2), or a food and drink use (Class A3), drinking establishments (Class A4), hot food take-aways (Class A5), hotels (Class C1), or non - residential institutions falling within Class D1 and leisure and entertainment uses falling within Class D2, and*
- 2. The amenities of the local residents are not adversely affected by noise or disturbance, or by loss of light and privacy.”*

The proposed use (Class A4) falls within those listed in Policy CH7 and is acceptable in principle subject to consideration of the remaining policies in the Local Plan.

Impact on the vitality and viability of Christchurch town centre

- 8.05 Part of the Christchurch Town Centre Vision set out in adopted Policy CH1 of the Local Plan is;
- “3. Expansion of evening economy uses such as restaurants/cafés/pubs will be encouraged especially along Church Street. This will enhance the vitality of the centre, making it a more vibrant place in the afternoon and evening hours.”*

The proposed change of use to an A4 Drinking Establishment (pub/bar) within Church Street falls squarely within this aspect of the Town Centre Vision which Policy CH1 seeks to deliver.

- 8.06 Policy CH1, and CH7, clearly seek to maintain activity in the Secondary Shopping Frontage, specifically in Church Street through permitting proposals for the change of use of existing non-residential premises to Class A4 use providing that the amenities of the local residents are not adversely affected by noise or disturbance or by loss of light and privacy.
- 8.07 It is noted that a number of the representations received refer to an excess of non-retail uses already in the town centre. Although the purpose of Policy

KS7 is to protect a certain level of retail within the Primary Shopping Frontage whether there are too many non-retail units within the Secondary Shopping Frontage (SSF) is not a matter which the adopted policies in the Local Plan seek to control. Policy CH7 permits a range of uses within the SSF in the interests of flexibility and diversity as a way of contributing to the overall vitality and viability of the retail centre (paragraph 5.29) and none of the uses listed in Policy CH7 are favoured over another. Whether the proposed development would take away trade from existing businesses is not a planning matter.

- 8.08 The Local Plan notes; *“There is scope to improve provision of... appropriately located restaurants and bars which can enhance the economic vitality of the centre.”* (Para.5.9). Bearing in mind the proposal falls within the range of uses which Policy CH1 seeks to promote in Church Street and this is the area of the town centre identified for the expansion of the evening economy, it is considered that allowing the change of use would clearly be compliant with the adopted Local Plan policies and thereby contribute to the vitality and viability of the town centre.

Heritage Assets

- 8.09 As a Grade II listed building, 1 Church Street is identified as a Heritage Asset, and therefore the guidance given in para.193 of the NPPF, which states that great weight should be given to the asset’s conservation, should be applied in this instance when considering any proposed development.
- 8.10 Further to this, the building stands within the Christchurch Conservation Area, and therefore considerable weight must be given to securing a long-term use for the building, as this is the best way to ensure the retention and maintenance of the heritage asset.
- 8.11 The application for the proposed change of use for the building into a Class A4 use is accompanied by plans which indicate how the unit could be arranged internally for a proposed wine bar. The applicant intends to retain the existing external façades of the building, and has sought advice from the CED Conservation Officer, with regard to the conservation and refurbishment of the historic fabric of the building. The applicant has also provided photographic examples of what the interior of the bar would look like once completed although this is not a matter under the control of the these applications.
- 8.12 Based on the details submitted, the unit will retain the single large open space created by the current retail use. The removal of the (relatively modern) sections of stud wall currently forming part of the shop interior will not impact the historic plan form of the building. Likewise the creation of the additional

w.c. & cold store room will not harm the character and historic interest of the building.

- 8.13 Consequently, the proposed development can be carried out in the unit without detriment to the elements of historic interest in the building and with the opportunity to improve the general appearance of the building both inside and out, to the benefit of the Conservation Area as a whole. It also secures an ongoing use for the heritage asset.
- 8.14 Paragraph 196 of the NPPF advises that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*.
- 8.15 Bearing in mind the acceptability of the works as set out above, it is considered that the proposals clearly result in less than substantial harm. The public benefits of retaining the building in a use sympathetic to its ongoing retention and maintenance are given significant weight as well as the public benefits of the use contributing to the Christchurch Town Centre Vision set out in Policy CH1 and the vitality and viability of the town centre. For these reasons the proposals are considered to comply with Policy HE1 and the guidance set out in the Framework.

Impact on character and appearance of the town centre

- 8.16 The full application is solely for the change of use of the premises and the listed building application purely for internal alterations. No physical alterations are proposed to the exterior of the listed building in these applications. The applicant has discussed the issues of air-conditioning extraction and circulation with the CED Environmental Health Officer, who is satisfied that the proposed scheme is acceptable. The route of the venting for the proposed system utilises an existing opening in the fabric of the rear wall of the building at first floor level, and will not be visible from the public realm. The considerations in respect to this application therefore relate solely to the proposed use, and its impact on the character of the Conservation Area.
- 8.17 Given the town centre location of the premises, the proposed use as a Class A4 drinking establishment is considered to be compatible with other businesses within the Conservation Area, and the immediate proximity of the site, and as such would not result in harm to the public amenity of the area. It is further considered that the public benefits in securing a use for the listed building as set out in para. 8.15 above outweighs any negatives. The proposal is therefore considered to have a neutral impact upon the character and appearance of the Central Conservation Area.

Impact on neighbouring living conditions

- 8.18 Many of the representations received in objection to the proposed change of use relate to the potential additional disturbance to neighbouring residents through late-night noise in the street from drinkers outside the premises, and loud music. The applicants have discussed these issues with the CED Environmental Health officer and are keen to take steps to control and limit noise disturbance, by controlling the taking of drinks outside the premises, and managing the outside area where smoking would be permitted to congregate at the Castle Street side of the building. The EH officer has also made recommendations that can be implemented by conditions on the consent should the application be granted, with regard to a closer on the entrance door (Condition 3 below) sound proofing (Condition 4) and a restriction on live music (Condition 5).
- 8.19 As the application site is located within a busy town centre locale, with similar premises open during the day and evening hours, the proposed use is considered to be compatible with other businesses in the area, and it is considered that the proposed use would not result in a materially harmful increase in the existing noise levels over and above the existing levels of activity associated with other premises in the vicinity. The opening hours proposed are considered to be unexceptional for this type of establishment (Sun – Wed 9am – 11pm, Thursdays 9am – 12pm and Fri - Sat 9am – 1am). This will be controlled by Condition 6 below.
- 8.20 A further point of objection that has been raised in the representations received concerns potential smells from cooking at the premises. The proposed layout does not indicate any kitchen area for cooking. The proposed layout is consistent with the drink-led A4 use applied for with the likelihood of any food offer being limited to bar snacks and the like.
- 8.21 The applicant has stated that whilst food would be available, no cooking will take place on the premises and would be limited to ready-prepared, brought-in food either from the deli at 1A, or elsewhere. Consequently, there will not be a requirement for cooking extraction equipment. Should cooking be proposed at any time, the installation of such facilities would require both planning and listed building consent and would be under the subsequent control of the Local Planning Authority. The limited size of the unit would make provision of commercial catering facilities challenging.
- 8.22 Parking and transport

The proposals are for an appropriate town centre use in a central location. The site is accessible by a range of transport means. The provision of an A4 unit within the commercial centre of the town is not considered to result in a substantial increase in demand for parking within the town centre nor result in

an unacceptable impact on highway safety, or result in residual cumulative impacts on the road network which would be severe as set out in the NPPF (para. 109). Consultation comments from Highways Authority have been received raising no objections.

8.23 Waste storage

8.24 The use of the rear yard at 1A Castle Street has been specified by the applicants as the site for bin storage for waste & recycling. There is no rear yard or outdoor space to store refuse facilities for No.1 itself. The access to this area is either via side gates to the east of no.3 Castle Street, where there is a right of way for no.1A, or through the back door at the shop premises. Although slightly unorthodox, the use of the neighbouring facilities at a property that is owned/operated by the applicant is considered an adequate solution to the issue of waste disposal for the proposed use.

Conclusion

8.25 The proposal is consistent with the Council's adopted Policy CH1 to promote the night-time economy in Church Street. The scheme is considered to result in less than substantial harm to the heritage asset and applying the guidance in para. 196 of the NPPF, this harm has been weighed against the public benefits of the proposal. In this case, the benefits of the proposals, including the economic benefits are considered to demonstrably outweigh any harmful impacts of the scheme. In addition, there are considered to be no substantial adverse effects on neighbouring properties, or the surrounding Central Conservation area.

8.26 In reaching this decision the Council has had due regard to the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*"

8.27 In reaching this decision the Council has had due regard to the statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that "*with respect to any buildings or other land in a conservation area, ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"

8.28 Having assessed the material considerations as outlined within the report above, there are not considered to be any matters which would warrant a refusal of planning permission in this case. Approval of both applications subject to the following conditions is therefore recommended.

9.0 RECOMMENDATION A - 8/18/3508/FUL

GRANT, SUBJECT TO CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

01 A Existing and Proposed ground floor
03 Air circulation layout
Location Plan

Received on 13 December 2018 & 13 February 2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The main front door for customer access shall be fitted with a self-closer prior to the approved use commencing and thereafter retained. The door must be kept closed at all times except for ingress and egress.

Reason: To avoid unnecessary noise from open doors, in order to protect the amenity of the locality.

4. Before the approved A4 use commences, a scheme for acoustic insulation between the ground floor and first floor accommodation shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be completed prior to the A4 use commencing and shall thereafter be retained.

Reason: In the interests of neighbouring living conditions.

5. No live music or amplified recorded music (except through the in-house background music system) is permitted at any time.

Reason: In the interests of neighbouring living conditions.

6. The use hereby permitted shall be open to customers between the following hours only:

09:00 – 23:00 Sunday to Wednesday;
09:00 – 00:00 Thursday
09:00 – 01:00 Friday and Saturday.

Reason: In the interests of neighbouring living conditions.

RECOMMENDATION B - 8/18/3509/LB

GRANT, SUBJECT TO CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

01 A Existing and Proposed ground floor
03 Air circulation layout
Location Plan

Received on 13 December 2018 & 13 February 2019

Reason: For the avoidance of doubt and in the interests of proper planning.

Background Documents: N/A

Case Officers: Alison Underwood

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.