

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 22nd January 2023

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| Application No: | HPK/2023/0235 | |
| Location | Glossop Fire Station, Whitfield Park, Glossop, SK13 8LG | |
| Proposal | Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works. Work to include a temporary structure to house the fire appliances during construction | |
| Applicant | Rob Wood, Derbyshire Fire and Rescue Service | |
| Agent | Graham Normington, James Totty Partnership | |
| Parish/ward | Whitfield | Date registered 15 th August 2023 |
| If you have a question about this report please contact: James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk | | |

1. SUMMARY OF RECOMMENDATION

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| Approve with Conditions |
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1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee because the application constitutes Major Development.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application relates to Glossop Fire Station, located at the south-eastern fringes of Glossop in the Whitfield area, immediately adjacent to the A624 on its eastern side.
- 2.2 The site is operated by Derbyshire Fire and Rescue Service, and consists of the main Fire Station building, a Tower, and large area of hard standing.
- 2.3 It is understood that the Fire Station dates from the early 1970's and is nearing the end of its operational and functional life, being spatially inefficient and not being fit for purpose to meet modern operational needs and a modern diverse workforce.
- 2.4 The main Fire Station building comprises a single storey garage which accommodates the Fire Engine vehicles characterised by four sets of red roller shutter doors on its front elevation, with a covered car wash to the rear, which together spans an approximate depth and width of approximately 20m, and a flat roof having a height of 4.2m.

- 2.5 Alongside the vehicle garage and covered wash area to the south is a two storey pre-fabricated structure which contains staffing changing and toilet facilities, office space, and a boiler room. This structure has a height of 5.9m and spans a similar depth to the engine shed and a width of approximately 11m.
- 2.6 To the rear of these buildings is a large yard area accessed via the north of the engine shed. At the far eastern end of this yard is a single storey building which is home to a garage and gym, which stands alongside a large pre-fabricated tower which stands at an approximate height of 15m.
- 2.7 The site benefits from direct access from the public highway and is surrounded on three sides by a large area of mature woodland.
- 2.8 A row of four terraced properties stand immediately to the north-east which are understood to have previously housed crew that were stationed at Glossop. These buildings were subject to a separate (approved) application under HPK/2022/0028 for the following:
- “the temporary works and temporary change of use in association with the proposed redevelopment of the Fire Station in Glossop. Work to include a temporary structure to house the two fire appliances and fire kit and the use of 4 no former Fire Crew houses for welfare and administration during the construction period of the new fire station”
- 2.9 For the purposes of the Local Development Plan, the site lies within the built-up area boundary of Glossop and adjacent to the Whitfield Conservation Area boundary on its eastern side.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The application follows positive pre-application advice and seeks full planning permission for development described as the demolition of the existing Fire Station and associated Outbuildings and the construction of a new modern Fire Station, Smoke House and Tower with associated outbuilding and external works.
- 3.2 The need and justification for the development is set out under Section 2.0 of the accompanying Design and Access Statement, and is summarised as follows:
- A change of duty system in Glossop approved in 2018 has resulted in the 12no. service houses on site becoming surplus to requirements. 6no. houses were put up for sale with the remaining 6 retained, with 4no. houses being sold at the time of submission
 - Existing building was constructed in 1972 and is reaching the end of its operational and functional life, becoming spatially

inefficient and no longer being fit for purpose, to meet the operational requirements of the duty system and for the needs of a modern diverse workforce

3.3 Section 3.0 of the Design and Access Statement sets out the details of the proposed development, the main aspects of which are summarised as follows:

- Demolition of existing buildings
- Construction of new Fire Station and two storey Office/Changing Block
- Construction of new Smoke House and Garage Block
- Reconfiguration of hard standing to facilitate parking

3.4 The application follows a previously granted planning permission for similar development approved under HPK/2021/0663. A summary of the comparisons between the previous scheme approved under HPK/2021/0663 and this latest scheme are most easily visible on the Proposed Site Plan and are summarised as follows:

- The new application is smaller than the original application but generally in a similar position on the site
- The appliance bay remains the same width but is reduced in length
- The two storey office/staff facilities has also been reduced in length
- One of the main objectives has been to reduce the extent of external works so the new application does not go as far into the tree banking at the rear of the fire station.
- Reduction in amount of earth works to be removed and reduction in the extent of retaining walls required
- The outbuildings have been relocated to an area where they currently located. This also reduces the extent of earthworks to the side of the site
- The temporary appliance bay is now positioned at the front of the site to allow access to it without having to phase the work.
- Externally the appearance is very similar to that previously approved

3.5 The Site, Floor and Elevation Plans are helpfully accompanied by digital photo montages contained under Appendix C of the Design and Access Statement. The full set of plans and technical documents that form the application are set out as follows:

Plans

- Proposed Fire Station Elevations (Ref: 5008-P01)
- Proposed Sections (Ref: 5011-P02)
- Proposed Floor Plans (Ref: 5005-P02)
- Proposed Smoke House Elevations (Ref: 5009-P01)
- Proposed Smoke House Floor Plans (Ref: 5007-P02)
- Temporary Garage Plan and Elevations (Ref: 5006-P01)
- Location Plan (Ref: 0501-P01)
- Proposed Site Plan (Ref: 5004-T02)
- Proposed Site Plan and Topography (Ref: 5003-P01)
- Vehicle Tracking Temporary Bay (Ref: 1004-P02)
- Drainage (Ref: 1002-P08)
- Levels (Ref: 1021-P08)
- External Works (Ref: 1031-P08)
- Topographic Survey
- Utilities Survey
- Proposed External Lighting Security Layout

Technical Documents

- Ecological Appraisal
- Biodiversity Enhancement Plan
- Ground Gas Risk Assessment
- Arboricultural Assessment
- Tree Survey
- Land Contamination Assessment
- Noise Assessment
- Sustainability Energy Statement
- Flood Risk Assessment
- External Lighting Design Statement
- Design and Access Statement
- Transport Assessment
- Travel Plan

3.6 All plans and documentation associated with the application can be viewed online via the following link on the Council's website <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=261710>

4. RELEVANT PLANNING HISTORY

4.1 The site has been subject to the following planning history:

HPK/2005/0016 Residential Development (Withdrawn)

HPK/2021/0663 Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works (Approved 10/05/2022)

HPK/2022/0028 Temporary works and temporary change of use in association with the proposed redevelopment of the Fire Station in Glossop. Work to include a temporary structure to house the two fire appliances and fire kit and the use of 4 no former Fire Crew houses for welfare and administration during the construction period of the new fire station (Approved 10/05/2022)

5. PLANNING LEGISLATION RELEVANT TO THE DECISION

High Peak Local Plan 2016

S1 Sustainable Development Principles
 S1a Presumption in Favour of Sustainable Development
 S2 Settlement Hierarchy
 S5 Glossopdale Sub-area Strategy
 EQ5 Biodiversity
 EQ6 Design and Place Making
 EQ7 Built and Historic Environment
 EQ9 Trees, Woodland and Hedgerow
 EQ10 Pollution Control and Unstable Land
 EQ11 Flood Risk
 CF3 Infrastructure Provision
 CF6 Accessibility and Transport

Supplementary Planning Guidance

High Peak Design Guide SPD (2018)

National Planning Policy Framework 2023

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| Achieving Sustainable Development | Chapter 2 |
| Promoting Healthy and Safe Communities | Chapter 8 |
| Promoting Sustainable Transport | Chapter 9 |
| Making Effective Use of Land | Chapter 11 |
| Achieving Well Designed Places | Chapter 12 |
| Conserving and Enhancing the Natural Environment | Chapter 15 |
| Conserving and Enhancing the Historic Environment | Chapter 16 |

6. CONSULTATIONS CARRIED OUT

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| Site notice | Expiry date for comments: 9 th November 2023 |
| Neighbour letters | Expiry date for comments: 27 th September 2023 |
| Press Notice | Expiry date for comments: 5 th October 2023 |

6.1 No comments from neighbouring properties or the general public have been received

6.2 The following shows the comments received from relevant statutory consultees in connection with the application.

Lead Local Flooding Authority

No objections subject to conditions

Highways Authority

No objections. Request for Construction Management Plan to be submitted by condition to include the following details:

- Parking of vehicles of site operatives and visitors
- Any temporary access to the site
- Locations for loading/unloading and storage of plant, waste and construction materials
- Method of preventing mud and dust being carried on to highway
- Arrangements for turning vehicles
- Arrangements to receive abnormal loads or unusually large vehicles

Not apparent that there is any secure, covered cycle parking provided within the site – secure by condition.

Noted that the Design and Access Statement refers to widening of road to the rear of the Fire Station. It is not clear what road is to be widened as part of the application, requires clarification.

Derbyshire Wildlife Trust

No comments received. No objections subject to conditions in respect of previous application.

HPBC Tree Officer

No objections subject to conditions relating to the protection of trees and tree planting.

HPBC Environmental Health

No objections subject to conditions

HPBC Operational Services (Leisure)

No comments received

HPBC Economic Regeneration

No comments received

HPBC Planning Policy

No comments received

HPBC Service Commissioning Team

No comments received

HPBC Operational Services (Waste)

No comments received

7. OFFICER ASSESSMENT

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the the High Peak Local Plan Policies Adopted April 2016.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Principle of Development

- 7.4 The site lies within the built-up area boundary of Glossop; one of the larger Market Towns that sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2 which are the focus for new development.

- 7.5 The site contains a number of existing structures and permanent hard standing (previously developed land) and is not directly constrained by any sensitive statutory designation.
- 7.6 The application seeks permission for the redevelopment and enhancement of key emergency service infrastructure on previously developed land which fully supports the aims and objectives of Local Plan Policy CF3 and the policies contained within Chapter 8 and 11 of the Framework, which aim to promote healthy and sustainable communities and utilising previously developed land respectively.
- 7.7 The principle of development is therefore fully supported subject to detailed consideration of all relevant technical considerations which are assessed below.

Design, Character and Assessment

- 7.8 LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.
- 7.9 LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.
- 7.10 The High Peak Design Guide SPD (2018) provides further useful design guidance with regards to context and traditional materials.
- 7.11 Chapter 12 of the NPPF contains relevant policies aimed at creating high quality design. Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.
- 7.12 The existing Fire Station dates from the early 1970's and has a functional practical appearance, with buildings finished in a rather unsympathetic peddle-dash render.
- 7.13 The plans supported by visual montages contained within the Design and Access Statement show the new Fire Station to have a logical layout, with the main Engine Shed and staffing quarters located centrally within the plot with the training smoke tower positioned to the rear at the side of the car park.
- 7.14 The buildings are constructed and finished in a mixture of stone and white render and is considered to offer a modern high quality design whilst also referencing the traditional materials seen throughout the High Peak.

- 7.15 The Engine Shed and main Fire Station buildings are of a modest scale, and complement each other with symmetrical shallow mono-pitched roof which is considered to further enhance the visual qualities of the development.
- 7.16 The Smoke Tower and associated buildings to the rear are constructed of a traditional stone which, alongside the new Fire Station and Engine Shed buildings, are considered to represent a significant enhancement in the visual aesthetics of the site.
- 7.17 In summary, the proposed development is considered to respond positively to its surroundings and comprises a high quality design with regards to scale, height, massing and visual appearance, resulting in an overall enhancement in visual amenity, in accordance with Local Plan Policies S1 and EQ6, the High Peak Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

Public and Residential Amenity

- 7.18 LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.
- 7.19 LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.
- 7.20 Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.
- 7.21 Paragraph 189 of the NPPF states that planning policies and decisions should ensure that a site is suitable taking account of ground conditions and risks arising from instability and contamination.
- 7.22 Paragraph 191 of the NPPF states that policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution and health, living conditions and the natural environment, and that development should (amongst other things) mitigate and reduce potential adverse impacts resulting from noise from new development and limit the impact of light pollution on local amenity

- 7.23 Due to the nature of the site, the applicant was advised to submit a Land Contamination Report and a Noise Assessment in order to ensure that no harm to public and residential amenity would arise.
- 7.24 In commenting on the proposals, the Environmental Health Officer has noted minor inconsistencies within the Ground Gas Assessment (making reference to the previous scheme) and that information relating to land contamination, and other matters of public health, are still required. The Environmental Health Officer has confirmed that whilst it would be ideal to address these issues prior to determination, they can be suitably addressed through appropriately worded planning conditions.
- 7.25 Turning to potential impacts on residential amenity, the site is bounded to the north-east by a row of four properties that are within the control of the Fire Station. A recent application under HPK/2022/0028 has secured the temporary change of use of these properties to facilitate welfare and administration during the construction phase of the new fire station. The six properties that were previously owned by the Fire Station and sold on the open market stand in excess of 100m from the site.
- 7.26 In light of the above, the recommended conditions are considered to be sufficient to preserve both public and residential amenity throughout the construction/demolition phase and subsequent operational phase upon completion, and thus the application is considered to comply with Local Plan Policies EQ6 and EQ10, and relevant paragraphs under Chapter 12 and 15 of the NPPF.

Setting of Heritage Assets

- 7.27 Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.
- 7.28 LP Policy EQ7 has regard to the Built and Historic Environment and states that the Council will conserve heritage assets in a manner appropriate to their significance, taking into account the desirability of sustaining and enhancing their significance to ensure that development proposals contribute positively to the character of the built and historic environment.
- 7.29 Chapter 16 of the NPPF contains the relevant restrictive policies relating to heritage conservation. Paragraphs 205-208 sets out how a local planning authority should assess the significance of a heritage asset and assess the potential impact of a development proposal on that asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse

consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.

- 7.30 The site borders the Whitfield Conservation Area on its eastern side which at its closest point is defined by a large mature wooded area.
- 7.31 The Council has a duty to consider the potential impacts of a development proposal on the setting of an adjacent Conservation Area, as well as proposals that lie within them.
- 7.32 The current Fire Station complex is a brownfield site with urban characteristics that contains buildings of a low visual aesthetic quality. The proposed replacement buildings are of a high quality design that is considered to positively enhance the overall visual qualities of the site. As such, it is considered that the setting of the Whitfield Conservation Area would be enhanced, in accordance with Local Plan Policy EQ7, relevant restrictive policies relating to heritage conservation under Chapter 16 of the NPPF, and Section 72 of the Act 1990.

Ecology

- 7.33 LP Policy EQ5 requires all new development proposals to demonstrate that any protected species and habitats within the site will not be adversely affected and seeks to promote a nett gain in biodiversity by securing appropriate mitigation and ecological enhancements where appropriate.
- 7.34 Chapter 15 of the NPPF contains the relevant national planning policies relating to the conservation and enhancement of the natural environment. Paragraph 180 requires applications to demonstrate that no harm to ecological assets would result from proposed development and that appropriate mitigation can be provided including an overall nett gain in biodiversity.
- 7.35 Given that the site is surrounded by mature woodland, the applicant was advised to submit a Preliminary Ecological Appraisal together with any further surveys as recommended.
- 7.36 At the time of writing this report, no comments have been received from Derbyshire Wildlife Trust having regard to the Preliminary Ecological Appraisal and Biodiversity Enhancement Strategy. However, in respect of the previous application DWT confirmed that subject to conditions, which included a confirmatory update to the Phase 1 Habitat Survey carried out in 2021, there are no objections to the proposed development.
- 7.37 As such, subject to similar conditions being imposed again, it is considered that all matters relating to ecological assets and the requirement for appropriate mitigation and nett biodiversity gain can be

addressed, in accordance with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

Trees

- 7.38 LP Policy EQ9 seeks to protect existing trees, woodland and hedgerows which will be achieved by requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within the proposed development unless the need for and benefits of the development clearly outweigh their loss. The policy also requires developments where appropriate to provide replacement planting at a ratio of 2:1.
- 7.39 Chapter 15 of the NPPF contains the relevant national planning policies relating to the conservation and enhancement of the natural environment.
- 7.40 The application has been supported by a Tree Schedule, a Tree Survey Plan, and an Arboricultural Report prepared by FPCR. The amended plans submitted with this revised application show a vast reduction in overall area, and expansion into the wooded area to the rear, and thus the potential impacts to trees (which were previously found by the Council to be acceptable) will objectively be reduced.
- 7.41 A detailed response received from the Council's Tree Officer confirms that subject to appropriate conditions, there are no objections to the application in relation to proposed loss of trees on site.
- 7.42 Therefore, subject to such appropriate conditions, there would not be any conflict with Local Plan Policy EQ9 or relevant paragraphs under Chapter 15 of the NPPF.

Parking Provision and Highway Safety

- 7.43 LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.44 Paragraph 114 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 115 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.45 The Fire Station benefits from direct access to the public highway. DCC Highways were consulted as part of a pre-application process who advised that the replacement station would be unlikely to

significantly alter traffic generation, that all works associated with the new buildings would be within the existing confines of the Fire Station, and that in light of the above and there being no works to Charlesworth Road, that therefore the works would likely be acceptable from a highway safety perspective.

- 7.46 The proposed layout is broadly consistent with that considered previously under HPK/2021/0663 with regards to access and turning, albeit with a reduced overall area of hard standing to the rear of the replacement Fire Station.
- 7.47 The Highway Authority have no objections and refer to comments forwarded in relation to the previously approved application. Further to their comments, the applicant has submitted a revised Site Plan (Ref: 0504-T02) which incorporates cycle storage thereby addressing that outstanding comment.
- 7.48 Comments from the Highways Authority sought clarification from the applicant regarding a reference to road widening and future engagement with the Highway Authority. Upon seeking clarification the agent has confirmed that no part of the access or internal road network is being widened and that this is an error in the Statement. As such, it is considered that this matter has been satisfactorily dealt with.
- 7.49 In light of the above, it is considered that the proposed replacement Fire Station and associated development would not result in any harm to highway safety, in accordance with Local Plan Policy CF6 and paragraph 114 of the NPPF.

Flood Risk and Drainage

- 7.50 LP Policy EQ11 refers to Flood Risk Management and requires all applications to demonstrate that the proposed development will not give rise to any unacceptable increase in flood risk either onsite or elsewhere in the Borough.
- 7.51 Chapter 14 of the NPPF contains the relevant national policies relating to the tackling of climate change including flood risk.
- 7.52 The site is situated within Flood Zone 1 and as such is not at risk of flooding from any river. However, given the nature of the application (Major Development) the applicant has submitted a Flood Risk Assessment prepared by OEC Consulting Engineers Ltd, alongside a Drainage Strategy.
- 7.53 The supporting information has been reviewed by the Lead Local Flooding Authority, who have confirmed that there are no objections subject to appropriate conditions.

7.54 As such, subject to appropriate conditions, it is considered that the application has satisfactorily considered and addressed flood risk and drainage matters, demonstrating compliance with Local Plan Policies EQ11 and relevant paragraphs under Chapter 14 of the NPPF.

Planning Balance and Conclusions

7.55 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

7.56 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.57 The application seeks full planning permission for the demolition of the existing Glossop Fire Station and its redevelopment, consisting of a new Fire Station, Engine Shed, and Training Smoke Tower, together with associated hard standing and engineering works.

7.58 The proposed development will provide a much needed upgrade to essential local infrastructure on a brownfield site and fully supports the aims and objectives of Local Plan Policy CF3 and the policies contained within Chapter 8 and 11 of the Framework, which aim to promote healthy and sustainable communities and utilising previously developed land respectively.

7.59 All technical considerations have been satisfactorily addressed subject to compliance with a lengthy list of conditions as recommended by relevant consultees.

7.60 It is acknowledged that the proposal would result in the loss of a number of lower quality trees and the removal of two more sensitive trees. However, tree loss is less than would have been the case under the approved scheme and subject to a detailed re-planting scheme that provides a ratio of two new trees for every one lost, it is considered that the application will not conflict with Local Plan Policy EQ9.

7.61 In conclusion, the application is considered to constitute a sustainable form of development and subject to appropriate conditions as set out below, is recommended for approval.

8. RECOMMENDATIONS

A. Approve subject to Conditions

1. **3 Year Time Limit**
2. **Approved Plans**
3. **Schedule of Materials to be agreed in writing**
- 4-7 **Drainage Conditions**
- 8-13 **Env Health Conditions**
- 14-18 **Ecology Conditions**
- 19-21 **Tree Protection Conditions**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informative/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site plan

