

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

20th June 2024

Application No:	SMD/2024/0147	
Location	Springfields Farm, Hulme Lane, Werrington, ST3 5BH	
Proposal	Change of use from retail to mixed use of retail and cafe within Use Classes E(a) and E(b)	
Applicant	Mr C Taylor	
Agent	Rob Duncan Planning Consultancy Ltd	
Parish/ward	Werrington	Date registered: 24.04.2024
If you have a question about this report please contact: Chris Johnston tel: 01538 395400 ext. 4123 christopher.johnston@staffsmoorlands.gov.uk		

REFERRAL

The application is before committee as the previous application for the change of use of the building was also decided at committee because of the large number of representations received both in support of the application and objecting to the application.

1. SUMMARY OF RECOMMENDATION

APPROVE with Conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site is in the countryside to the south of Werrington, about half a kilometre from the village development boundary and which is reached via country lanes from the village. It comprises part of a farm, Springfield Farm, located on the east side of Hulme Lane. Within the site is a typical modern agricultural storage building (with a blockwork base and a mix of metal sheeting and timber cladding above), with a footprint of approx. 18 x 14 metres, which faces the road and the farm access, off the lane, which is also included in the red line application site and from where the building is clearly visible, being set back about 30m from the road. An access drive leads from the access to the front of the building where there is a yard and there is also a track around the north side of the building leading to rear hard-standings to the east of the building and also further south of the building. This rear yard area is also included in the application site. To the south of the building are other farm buildings between the front and rear yard areas and these are excluded from the application site. The farmhouse is a short distance to the south-west of the site and faces the lane. The site also includes part of a large field which lies to the north of the building. This part of the field has recently been hard-surfaced and lies directly to the north of the rear yard area and to the north-east of the building. To the north of the large field lie three detached dwellings next to the lane to the west. To the

east of the field lies another farm accessed via a long farm track off the lane which runs to the north of the field. More open land lies to the south and east of Springfield Farm and also to the other side of Hulme Lane to the west. The site is in the Green Belt.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 This is a full planning application for the change of use the building from the currently running ice cream shop approved in January 2024, with consumption on the premises, to a mixed use of ice cream shop (retail use class E(a)) and café (food and drink use class E(b)). The January 2024 permission restricted the produce sold from the premises to ice cream, other cold food, hot and cold drinks and pies, in line with what was being sold from the premises at the time of the previous application, which was part “retrospective”. This was restricted via Condition 2 of the planning permission (SMD/2023/0422). This new application seeks approval to widen the choice of food available “to encompass items such as paninis, bacon rolls, breakfasts, sausage rolls, pies, toasted sandwiches, baked potatoes etc” (according to the Planning Statement submitted with the application).

3.2 There would be no external changes to the building or to the grounds around it approved under the previous application. The parking provision and layout would remain the same as approved. There would be some internal changes to the building comprising the rearward extension of the indoor eating area (with tables and chairs) up to the back wall of the building, the provision of a kitchen behind the existing counter by using one of the three approved domestic storage areas (there is an adjacent farmhouse at the property) and a customer exit at the rear of the building. Bench seating has been added along the side and rear wall of the eating area although the agent has confirmed there would also still be tables and chairs.

3.3 The opening hours would remain the same i.e. 1000 to 1900 seven days a week and so would the number of staff, stated on the application form as being six (with two being part time). Details of the machinery for the kitchen have also been included e.g. extraction fans. The food and drink serving use will operate as before, with produce being served to customers and purchased at the counter and can be consumed on the premises i.e. no table service.

3.4 The application files including the drawings, report and other details of the proposal together with consultation and notification responses can be viewed on the Council website at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=178284>

4. RELEVANT PLANNING HISTORY

SMD/2023/0422: Conversion of former agricultural building to retail use and associated formation of parking area and vehicular access improvements (part retrospective). Approved. January 2024.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises:

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS10 Other Rural Areas Strategy
- E1 New Employment Development
- TCR3 Retailing and other Town Centre uses outside Town Centres
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- T1 Development and Sustainable Transport

National Planning Policy Framework (NPPF).- July 2021

Para 11: Presumption in Favour of Sustainable Development

Section 6: Building a Strong Competitive Economy

Section 7: Ensuring the Vitality of the Town Centre

Section 12: Achieving Well Designed Places

Section 13: Protecting Green Belt Land

6. CONSULTATIONS

6.1 A site notice was posted and displayed on Hulme Lane, a short distance to the north of the site access on 21.5.24 inviting comments within 21 days from the date it was posted. Letters were also sent out to adjacent residential properties and to senders of representations in response to the previous application (SMD/2023/0422) shortly after the new application was received and 21 days was given for comments in response.

Public response to consultation

6.2 Four letters of objection have been received and three letter neither supporting or objecting. The points raised are as follows:

- Previous conditions being ignored
- Hot food is already being served
- There is more cars on site than was previously approved
- A hedge has been removed during bird nesting season
- The sale of hot food last year from the site led to increased numbers of vehicles
- The site is not large enough for a café use
- The use will lead to increased traffic
- Toilet facilities questioned as there is no main sewer.

Werrington Parish Council

6.3 Comments awaited.

SCC Highways Authority

6.4 Recommendation Summary: Acceptance

Site Visit Conducted on: 09-May-2024

NOTES TO PLANNING OFFICER

Application appears to be for approval to sell hot food in a cafe.

Site has recently been approved for use as an Ice Cream Parlour. Parking, overflow parking and improvements to the access have been conditioned and proposed. Access improvements appear to have commenced. These should be completed as soon as possible.

Site already has approval for use as an ice cream parlour with indoor seating, including permission to sell hot and cold drinks, cold food and hot pies.

Access is in the process of being improved. An element of on site consumption of food is already permitted. Extension of this to include hot food is unlikely to have a severe effect on the highway.

Current records show that there was 1 personal injury collisions (PIC) on Hulme Lane within 215m either side of the access in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development, particularly with the proposed visibility improvement.

SMDC Environmental Health

6.5 No objection subject to conditions which require a Construction and Environment Management Plan (CEMP), dealing with unexpected contamination, the testing of any imported soil, details of artificial lighting, revised details of plant/machinery to deal with cooking smells to be submitted for approval, restrictions on kitchen plant/machinery noise and restrictions on amplified sound and music.

General Comments

Noise: from a noise perspective the proposed use does not appear significant compared to the previous application smd/2023/0422. The timings are confirmed in the application form and planning statement (5.12) as unchanged. Subject to all existing Environmental Health conditions from SMD/2023/0422 transferring to this permission our concerns can be addressed. It should be noted any future application to change the existing hours should be accompanied by a site specific noise impact assessment.

Land Contamination: Condition

Construction Nuisance: Condition

Lighting: Condition.

Severn Trent Water

6.6 Comments not received.

SMDC Waste Collection Service

6.7 Comments not received.

7. OFFICER COMMENT AND PLANNING BALANCE

Introduction

7.1 The main issues with the proposal are as follows:

- The impact on the openness of the Green Belt
- The principle of the change of use
- The impact on the character and appearance of the area.
- The impact on residential amenity.
- The impact on highway safety.

Background

7.2 The change of use of agricultural buildings, and any land within their curtilage, into retail or food and drink uses, can be undertaken without needing full planning permission i.e. under permitted development, under Part 3 (“Changes of Use”) Class R (“Agricultural buildings to a flexible commercial use”) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (the “GPDO”). Commercial uses in this case include “Class E” (Commercial Business or Services) uses as set out in the Use Classes Order and this includes both retail and café uses. Under Part 3 Class R of the GPDO, such changes of use can be undertaken under permitted development where the building was last used for agricultural purposes and the floorspace is less than 500 sq.m. The floorspace of the ice cream shop and proposed café with indoor customer seating does not exceed this. The floorspace of the current ice cream shop with indoor customer seating was 115 sq.m.

7.3 However, one of the conditions under Class R, where the unit does not exceed 150 sq.m, requires that before the change of use occurs, details are submitted to the Council stating the date the site will begin to be used for any of the flexible uses and the nature of the use and to provide a plan indicating the site and which buildings will have the change of use. This was not undertaken by the applicant when the ice cream shop commenced and therefore this particular change of use was unauthorised. However, a retrospective application for the ice cream shop was approved by Members in January 2024 (permission SMD/2023/0422) and that the ice cream shop use is now authorised. A full planning application is required for a

further change of use to include a café use i.e. the sale of hot food which can be consumed on the premises and this is the purpose of the application.

7.4 The application for full planning permission must therefore be determined against the Development Plan for the District i.e. the Local Plan, with the relevant policies listed above and also the government planning guidance contained within the NPPF.

7.5 It is considered the main issue in which Members must consider is whether or not the introduction of a wider range of hot food served, cooked in a new kitchen, would lead to such an intensification of the previously approved use, that the character and amenities of the area and highway safety would be harmfully affected.

Whether or not the proposal amounts to inappropriate development in the Green Belt.

7.6 The site is in the Green Belt and Policy SS10 of the Local Plan, the strategy for the countryside, states there will be strict control over inappropriate development in the Green Belt. The NPPF in paragraphs 149 and 150 lists the exceptional types of development which are not inappropriate in the Green Belt and which are therefore not harmful to its openness. The re-use of buildings in the Green Belt is listed, providing they are “permanent and substantial”. It is considered the building, due to its solid construction and size, is clearly permanent and substantial and therefore its change of use is not inappropriate development in the Green Belt which is not harmful to its openness.

7.7 There are no proposed external changes to either the building or the land around it from scheme approved in January 2024 and therefore it is not considered the new proposal would have any impact on the openness of the Green Belt.

7.8 The proposal would not amount to inappropriate development in the Green Belt and would therefore, by definition in the NPPF, not amount to harm to its openness and in this respect would comply with both Section 13 of the NPPF and Policy SS10 of the Local Plan.

The Principle of Development and Sustainability

7.9 Policy SS10 of the Local Plan, the strategy for the countryside, aims to enable the limited expansion or development of business for employment uses where a rural location can be justified and also supports the diversification of existing farm enterprises. Policy E1, “New Employment Development” does state that schemes involving the re-use of rural buildings for commercial enterprise, will be considered favourably where the proposed use does not harm the building’s character and/or the character of its surroundings. On determining the previous application for the change of use to ice cream shop along with other associated works it was not considered there was any harm to the character of the building or its surroundings and the introduction of a café use with no further external changes to the building or the grounds would also not have any additional impact in this respect.

7.10 Policy SS10 also seeks to limit uses which generate a substantial number of

regular trips in areas that are not well served by public transport. It is recognised that despite being close to the large village of Werrington to the north, a majority of visitors arrive to the site by car. There is no public transport running past the site and although the village can be deemed to be within walking distance of Werrington, the walk from the village to the site is along country lanes with no footways and where sections of the carriageways of the lanes leading to the site are enclosed by hedgerows. This would discourage walking as a means to reach the site and favour the use of the car and therefore lead to emissions. The site is not regarded as being in a sustainable location.

7.11 However, the local highways authority does not consider the introduction of a range of hot food at the premises would lead to a significant increase in vehicle movements.

7.12 It is not considered that the introduction of a wider range of food, resulting in more of a café use as well as ice cream shop, would significantly increase the number of visitors to the site, providing first and foremost that the hours of opening are not extended beyond the previously approved hours of 1000 to 1900 and also with all food still being served at a counter rather than via table service. This is because longer hours of opening and with table service, would lead to a more intensive café or even restaurant type use which would attract a wider range/type of customer beyond those currently typically visiting the site for a short period for ice creams and drinks and a limited range of snacks, particularly during the summer months, a more seasonal use than say a restaurant with table service.

7.13 Policy TCR3 relates to “town centre uses” e.g. shops, outside of the town centres and restrict such uses out of town centres in order to protect the vitality and viability of town centres which are also much more sustainable locations for new retail uses than rural areas which would attract visits via private transport. However, the policy only requires an impact assessment (on the town centres) for retail proposals involving new units of over 200 sq.m, which is in excess of the floorspace to be provided for the ice cream shop and café, including a new kitchen and slightly enlarged customer seating area.

7.14 Overall, the principle of the change of use, with the safeguard of conditions such as the continued restriction in opening hours, is acceptable and in line with planning policies and planning legislation which encourages the appropriate re-use of suitable rural buildings in the interests of the local rural economy and employment generation.

The impact on the character and appearance of the area

7.15 As discussed above, there are no external changes proposed to the building, parking areas and other outdoor areas within the site and it is not considered the proposal would lead to a significant intensification of the current use and therefore this application would lead to no additional impact on the character and appearance of the area and would therefore comply with policies DC1 and DC3 of the Local Plan.

The impact on residential amenity

7.16 As there are no changes to the grounds or outdoor seating areas, no extensions to the building and that the proposal, on the basis that the opening hours would not change and therefore would not lead to a significant increase in vehicle movements, it is not considered the change in use would significantly impact on residential amenity. The introduction of café uses can potentially increase noise and nuisance via cooking smells from hot food and from new plant and machinery used for dealing with this i.e. extraction fan units. Such plant/machinery is proposed (and has been installed although is not yet operational) but the new kitchen would be placed on the opposite side of the building to the direction where the nearest residential properties are located. The nearest residential properties are to the north whereas the extraction fan outlet would be on the south-facing wall, extracting in the opposite direction to where the nearest dwellings are located. The Environmental Health Section does not object to the application but does require more specific information about the units to ensure that any noise and disturbance is minimised. A condition requiring this detail for approval, as requested by Environmental Health, can be added to any planning permission granted for the proposal.

7.17 Other than the above condition, the Environmental Health Section has repeated the conditions recommended in response to the previous application which can be repeated in the event of an approval being granted for this new application.

7.18 With regard to residential amenity, the proposal complies with Policy DC1 of the Local Plan, which, inter alia, seeks to protect the residential amenities of the area from development.

The impact on highway safety

7.19 As stated above in this report, the local highways authority does not consider the proposal would lead to a significant increase in vehicle movements in relation to the previous approval and therefore does not require any changes to the parking provision. It is not considered that the introduction of a café use in this case would lead to longer stays by visitors, which could lead to problems associated with the availability of parking spaces (and therefore pressure to park on the lane which would further affect highway safety). This is because food would still continue to be served via a counter comprising ice creams and snacks rather than full restaurant-type meals served via table service which potentially increases the length of stay per visitor. There would be no additional staff as a result of this proposal which also prevent any further increases in vehicle movements.

7.20 The proposal would therefore not lead to any conflict with policies DC1 or T1 of the Local Plan.

Other Matters

7.21 The letters received from local residents state that the previous conditions are being ignored and that a hedge was removed during bird nesting season (also in breach of the conditions). These matters are unrelated to this new planning application and compliance with previous conditions is a matter being investigated by the Councils Enforcement team. With regard to toilet facilities provision, this is not a

material planning consideration as it would be dealt with under Building Regulations but as there is a current occupied dwelling at the property, it is assumed there is some means of foul drainage/disposal at the property.

Conclusion and Planning Balance

7.22 The change of use involves the sale of a wider range of hot food and the current operation of the use in terms of the process of the sale and consumption of food and drink on the premises would not significantly change. Although a new kitchen and a slightly larger customer seating area would be proposed, the overall proposal, with the continued restriction on opening hours, would not lead to a significant intensification of the use of the site or increase in vehicle movements. The proposal would not lead to any additional harm to the openness of the Green Belt, the visual and residential amenities of the area or highway safety. The change of use is therefore deemed to be acceptable and would therefore comply with the Council's Local Plan and the NPPF.

8. RECOMMENDATION

A. That the application be APPROVED subject to the following conditions:

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

Reason:-

To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in complete accordance with the submitted plans and specifications as follows: -

Location Plan 1845 05 Revision A

Site Plan 1875 01 Revision A

Block Plan 1845 04 Revision A

Elevation and Layout Drawing 1845 12

Reason:-

To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 3 (Changes of Use) shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason:-

To enable the Local Planning Authority to control the development and so safeguard the character and amenities of the area.

4. Before the approved change of use commences, all hardstanding areas within land edged blue to the north of the site and within the area shown on the approved Site Plan as External Seating Area, together with the sandpit in the land edged blue, shall be removed from the land edged red and blue and the land shall be reinstated to its former grass/turf condition.

Reason:-

In the interests of the character and appearance of the area and the openness of the Green Belt.

5. The visibility splays shown on drawing 1845-03 Revision A Site Plan accompanying planning application SMD/2023/0422 shall be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level for the lifetime of the development.

Reason:-

In the interests of highway safety.

6. Within the next available planting season following the date of the decision, new hedgerows shall be provided in exact accordance with drawing 1875-01 Rev A.

Reason:-

To ensure the appropriate landscape design and in the interests of the visual amenities of the area.

7. The implemented new hedgerows shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

Reason:-

To ensure the appropriate landscape design and in the interests of the visual amenities of the area.

8. Before the commencement of the approved change of use, parking and turning areas shall be provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:-

In the interests of highway safety.

9. Before the commencement of the approved change of use, additional overflow parking areas shall be provided in accordance with drawing 1875-01 Rev A and shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:-

In the interests of highway safety.

10. The site shall not be open to customers outside of the following hours:

1000 to 1900

Reason:-

In the interests of the character and amenities of the area.

11. Any further development hereby permitted shall be undertaken in exact accordance with the Construction and Environmental Method Statement submitted with Discharge of Condition application DOC 2024 0006.

Reason:-

To protect the amenities of the area.

12. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until 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 has been prepared, and is subject to the approval in writing of the Local Planning Authority.

Reason:-

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

13. No top soil or fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Reason:-

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

14. Any floodlighting and external lighting at the site shall be installed in accordance with the details submitted with Discharge of Condition application DOC 2024 0006 for the lifetime of the development. The lighting incorporated into this site in connection with this application shall not increase the pre-existing illuminance or cause at the adjoining light sensitive locations (residential) when the light (s) is (are) in operation.

Reason:-

To protect the local amenities of the local residents by reason of excess of luminance.

15. Before the approved change of use commences, a scheme containing revised full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall thereafter be installed in their entirety for the lifetime of the development. The equipment shall be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the local planning authority. The equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority. (Any system installed must be by suitably qualified competent engineers and the canopy must meet all relevant Health and Safety requirements including the use of Gas Interlocks. The provision of a commissioning certificate issued by a Gas Safe registered engineer should be available for inspection.)

Reason:-

To ensure that unsatisfactory cooking odours outside the premises are minimised, in the interest of the amenity of occupiers of nearby properties

16. The machinery, plant or equipment including air condition and ventilation systems ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142 (2014 +A1:2019)(Method for Rating and assessing industrial and commercial sound)

Reason:-

To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

17. No means for the amplification of voice or music shall be installed for use outside of the building in the application site or for onward external transmission. Any broadcast or background music played inside the building shall at all times be set at a level that will ensure that it is inaudible outside of the building.

Reason:-

To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

18. The hatched area in the approved Site Plan shown as “External Seating Area” shall be used for no other purpose other than as an outdoor seating area for customers of the approved new use of the building on site and all items used for this purpose in this area shall be moveable non-fixed items.

Reason:-

In the interests of the openness of the Green Belt and the visual amenities of the area.

19. The land edged in red and blue on the plans hereby approved shall not be used for the siting of play equipment, bouncy castles or other inflatables, catering vans, marquees or food and drink stalls at any time for the lifetime of the approved development except for domestic play equipment within the residential curtilage of the dwelling within the land edged red which shall be used only for purposes incidental to the enjoyment of that dwellinghouse.

Reason:-

to protect the visual and residential amenities of the area.

20. Before the approved change of use commences, bollards or stones shall be positioned on the area marked "grass verge" on the approved plans in accordance with drawing 1875 01 Revision A and the details provided in the Discharge of Condition application DOC 2024 0006 in order to prevent parking on this area and shall be thereafter retained.

Reason:-

To prevent vehicle parking on the verge in the interests of highway safety.

21. Within the first available planting season from the date of this decision, a scheme of biodiversity enhancements and new/replacement grass areas shall be provided within the site in exact accordance with drawing 1875 01 Rev A.

Reason:-

In the interests of the ecological value of the area and to compensate for any harms caused by new areas of hardstanding over greenfield land.

Informatives

1. An application for Full Advertisement Consent is required for the existing signage at the site and the applicant is advised to submit this to the Council as soon as possible.

2. The applicant is requested to remove any outstanding non-fixed items including marquees, bouncy castles/inflatable play equipment, outdoor seating and bins from the land edged blue in the approved drawings but excluding the residential curtilage of the farmhouse, unless this is required in connection with agricultural uses of the land .

3. With regard to Condition 15 above, so far the applicant has submitted two pieces of plant which will be installed but this does not fully inform how cooking smells, grease, smoke etc. will be abated. The Council requests a plan of the kitchen including grease filters and a layout of extraction and ducting including cooking smell abatement to be submitted with a Discharge of Condition application for Condition 15.

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/in formatives/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 Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

