

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	01/01/2021
Planning Development Manager authorisation:	TF	06/10/2021
Admin checks / despatch completed	ER	06.10.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	06.10.2021

Application: 21/00080/FUL **Town / Parish:** Great Oakley Parish Council

Applicant: Mr Thorpe - Great Oakley Community Hub

Address: Red House (The Maybush Inn) High Street Great Oakley

Development: Proposed conversion of dwelling into two flats (Red House), infill extension between dwelling and The Maybush Public House to form further flat with multi-use community facilities extension to Public House at ground level. Proposed Change of Use of garden area behind public house from residential to use associated with Public House / Community Use and proposed external landscaping works.

1. Town / Parish Council

Great Oakley Parish
Council
03.03.2021

The Parish Council would like to make clear that some form of development at Red House would be acceptable to the PC but in relation to this application the primary planning considerations are as follows:
Additional Traffic
Lack of Parking for the residential properties leading to overspill at the Memorial
Highway safety
Concerns raised by local residents that they will be overlooked

2. Consultation Responses

Essex County Council
Archaeology
12.03.2021

The building known as the Red House lies in a prominent position on the corner of what may have been a market square in the historic settlement of Great Oakley. The Chapman and Andre map of 1777 depict buildings in this location and historic maps show building in the location of the proposed new building.

There have been previous recommendations for historic building recording of the Red House when demolition was proposed. The building is in a poor state of repair and the proposals to convert and restore the building will likely involve removal of historic fabric. There are likely to be surviving fixtures and fittings which relate to its origin and evolution over time. A historic building record should be completed prior to its conversion.

The proposed development lies within a Historic Environment Characterisation (HEC) zone which is characterised by elements of early prehistoric activity as well as later prehistoric and Roman settlement. Within the immediate area there is the possibility of surviving below ground archaeological deposits of medieval date

associated with the historic dispersed settlement pattern.

The following recommendations are made in line with the Department for Communities and Local Government National Planning Policy Framework:

RECOMMENDATION: Historic building record and archaeological monitoring.

1. No demolition, conversion or alterations can commence until a programme of historic building recording has been secured in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.
2. The applicant will submit a historic buildings report which has been submitted and approved by the local planning authority and deposition of a digital archive with the Archaeological Data Service (ADS).
3. No development or preliminary ground-works can commence until a programme of archaeological monitoring has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority.
4. The applicant will submit to the local planning authority a report (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will include preparation of a full site archive and report ready for deposition at the local museum.

Reason for recommendation

The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with a surviving historic building and potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets.

Further Recommendations:

A brief outlining the level of historic building recording and archaeological investigation will be issued from this office on request. Tendring District Council should inform the applicant of the recommendation and its financial implications.

If you have any questions about this advice, please do not hesitate to contact me.

ECC Highways Dept
18.03.2021

The Highway Authority will protect the principle use of the highway as a right of free and safe passage of all highway users.

As far as can be determined from the submitted plans the proposal fails to provide sufficient off-road parking facilities in accord with current Parking Standards. The proposal would lead to additional vehicles being left parked in the adjoining highway adding to the existing parking stress in this area and in the immediacy of Priority Junctions and link roads, causing conditions of congestion, danger and obstruction, contrary to the interests of highway safety.

The site is a corner plot part of which fronts the High Street which is a B' Road and Secondary Distributor in the County Council's Route

Hierarchy, the function of which is to carry traffic safely and efficiently between substantial rural populations and on through routes in built up areas. The majority of houses in the vicinity of the proposal and in the surrounding side roads have little or no off-street parking as a result this proposal will add additional kerbside stress, obstruction, or congestion contrary to highway safety. In turn, impact on deliveries to The Maybush Public House.

Although the proposal is within an urban location and is close to some existing public transport facilities, it is a village location, as such the overall parking provision is considered to be inadequate for the density and size of the application. The proposal if permitted would set a precedent for future similar developments which would likely lead to inappropriate parking detrimental to the general safety of all highway users and undermine the principle of seeking to discourage on-street parking in the locality.

The proposal is therefore contrary policies DM1 and DM8 contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Notes:

1. The EPOA Parking Standards Design and Good Practice September 2009 recommends that 1-bedroom dwellings should have 1 off-street parking space while 2-bedroom dwellings should have 2 off-street parking spaces. As it stands this application will lead to increased kerbside parking stress. Particularly as the existing dwelling has 4 off-street parking spaces.

2. It is noted that the site has been associated with two previous planning applications, 18/01046/FUL and 19/00090/FUL, however, unlike this application off-street parking was proposed for these previous applications.

3. As far as can be determined from the submitted information the Public House has no existing car park as such the proposed Public House multi-use community facility when in use could add to a high level of on-street parking adding additional kerbside stress, obstruction or congestion contrary to highway safety for those areas not covered by parking restrictions on the High Street and Farm Road.

4. As far as can be determined, there is no provision for Cycle / Powered Two-wheeler parking in accordance with the EPOA Parking Standards. The approved facility should be secure, convenient, covered and provided prior to occupation and retained at all times.

A zero-parking provision for the residential aspect is not considered appropriate for this location, however the Highway Authority may consider a revised/ reduced application and in turn may consider a reduced residential parking standard for an amended application which addresses the issues raised above.

with Public House / Community Use and proposed external landscaping works.

Red House is located in the Great Oakley Conservation Area. The building forms part of the village's historic building stock and makes a positive contribution to the character and appearance of the Conservation Area, as such it is considered a 'non-designated heritage asset' with regard to the NPPF.

ECC Heritage have no objection to this application and commend the applicant on saving this building and providing it with a sustainable new use.

Should this application be permitted, ECC Heritage recommend the following conditions requiring:

- Samples/details of all new external materials (including hard surface treatments, roof tiles and brick);
- New rainwater goods should be powder coated metal;
- New windows should be of timber construction;
- A schedule of repair (for items highlighted by applicant) to be provided for agreement after further investigations have been undertaken; and
- Details of brick masonry bond to new building, this should not be stretcher bond.

3. Planning History

04/00387/FUL	Demolition of existing dilapidated brick store shed and erection of detached dwelling	Refused	18.11.2004
05/00941/FUL	Demolition of existing dilapidated brick store shed and erection of detached dwelling	Refused	14.07.2005
06/01002/FUL	New dwelling. (Variation to design allowed on appeal 05/00941/FUL).	Approved	03.08.2006
15/01402/ACV	Nominated and recorded on the List of Assets of Community Value help and maintained by Tendring District Council.		03.03.2016
18/01046/FUL	Demolition of Red House to allow for proposed Community Hub Building incorporating restaurant/tea rooms with 3no. one bedroom flats above. Use of land as community car park.	Refused	03.09.2018
19/00090/FUL	Demolition of Red House to allow for proposed Community Hub Building incorporating cafe/tea rooms with community and social centre and 3no. one bedroom flats	Withdrawn	26.03.2019

above.

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)

QL12	Planning Obligations
HG3	Residential Development Within Defined Settlements
HG7	Residential Densities
HG9	Private Amenity Space
HG14	Side Isolation
EN6	Biodiversity
EN11A	Protection of International Sites European Sites and RAMSAR Sites
EN17	Conservation Areas
COM4	New Community Facilities
COM6	Provision of Recreational Open Space for New Residential Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021)

Relevant Adopted Policies

SP1	Presumption in Favour of Sustainable Development
SP2	Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3	Spatial Strategy for North Essex
SP4	Meeting Housing Needs

Relevant Emerging Policies

LP1	Housing Supply
LP2	Housing Choice
LP3	Housing Density and Standards
LP4	Housing Layout
PPL4	Biodiversity and Geodiversity
PPL8	Conservation Areas
SPL2	Settlement Development Boundaries

HP2 Community Facilities

HP5 Open Space, Sports & Recreation Facilities

Status of the Local Plan

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26th January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework allows weight to be given to policies in emerging plans, according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency with the policies of the Framework. In this regard 'Proposed Modifications' to the emerging Section 2 of the 2013-33 Local Plan, which contains more specific policies and proposals for Tendring, has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local Plan Committee on 29th June 2021. The Council held a six-week public consultation on the Main Modifications and associated documents which began on 16th July 2021. The consultation closed at 5pm on 31st August 2021 and adoption is expected later this year. Section 2 will then join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, the 'tilted balance' at paragraph 11 d) ii) of the Framework is engaged. This requires applications for housing development be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Following the adoption of Section 1 of the 2013-33 Local Plan and the Council's 'Objectively Assessed housing Need' of 550 dwellings per annum there is no housing shortfall. The Council is able to report a comfortable surplus of housing land supply over the 5 year requirement. The 'titled balance' at paragraph 11 d) ii) of the Framework does not therefore apply to applications for housing.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

The proposal is for the conversion of dwelling into two flats (Red House), infill extension between dwelling and The Maybush Public House to form further flat with multi-use community facilities

extension to Public House at ground level. Proposed Change of Use of garden area behind public house from residential to use associated with Public House / Community Use and proposed external landscaping works.

Principle of Development

The site is situated within the defined settlement limits of Great Oakley as defined by both the adopted Tendring District Local Plan (2007) and emerging Publication Draft (2017) and therefore the principle of residential development in this location is acceptable subject to the detailed considerations as set out below.

Design and Appearance

Adopted Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Emerging Policies SPL3 and LP4 of Section 2 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout, create a unique sense of place - avoiding the use of ubiquitous standard house types. Paragraph 130 of the Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

The plans submitted demonstrate that the changes to Red House will be predominantly internal with the exception of the infill element located between the existing dwelling and the Maybush and fenestration changes which have been addressed within the heritage section below.

The proposed infill element, in particular the height of the proposal, will be similar to the former building and connect to existing roof profiles. The proposal will be two storey and although visible to the streetscene it is in keeping with the immediate area. The proposed infill will serve a flat to the first floor and a multi-use community facilities to the ground floor which is considered to be a benefit to the local area. It is considered that the proposed community facilities comply with Policy COM4 of the Tendring District Local Plan 2007 and Policy HP2 of the 2013-33 Local Plan.

The change of use of the land behind the pub to a garden area to serve the public house and community facility will not cause any material harm and will not materially alter the appearance of the site.

Policy HG9 of the Saved Tendring Local Plan 2007 states that private amenity space for a flat should have a minimum of 25 square metres per flat provided communally or a minimum of 50 square metres private garden area for a ground floor flat or maisonette and a minimum balcony area of 5 square metres for units above. The submitted plans demonstrate that there is approximately 75 square metres of communal amenity space and therefore the proposal complies with Policy HG9.

Heritage Impact

Policy EN17 of the Tendring District Local Plan 2007 and Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) state that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area.

ECC Heritage have been consulted on this application as the application site is located within the Great Oakley Conservation Area.

The application is for proposed conversion of dwelling into two flats (Red House), infill extension between dwelling and The Maybush Public House to form further flat with multi-use community facilities extension to Public House at ground level. Proposed Change of Use of garden area behind public house from residential to use associated with Public House / Community Use and proposed external landscaping works.

Red House is located in the Great Oakley Conservation Area. The building forms part of the village's historic building stock and makes a positive contribution to the character and appearance of the conservation area, as such it is considered a 'non-designated heritage asset' with regard to the NPPF.

ECC Heritage has no objection to this application and commend the applicant on saving this building and providing it with a sustainable new use. The officer has recommended to impose the following conditions:

- Samples/details of all new external materials (including hard surface treatments, roof tiles and brick);
- New rainwater goods should be powder coated metal;
- New windows should be of timber construction;
- A schedule of repair (for items highlighted by applicant) to be provided for agreement after further investigations have been undertaken; and
- Details of brick masonry bond to new building, this should not be stretcher bond.

It is therefore considered that the proposed works will not cause any harm to the setting of the Conservation Area, and the proposal is therefore acceptable against this criteria.

Impact on Neighbouring Amenities

The NPPF, at paragraph 130 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Adopted Policy SP7 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) requires that all new development protects the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

The proposal will occupy the same footprint as the existing, with the addition of the infill element to link the existing dwelling and the Maybush Inn. The proposal incorporates two windows serving the bedroom and lounge to the one bed apartment to the first floor. It is considered that as there are already existing dormer windows along the rear of the Maybush the introduction of the first floor windows are not considered to cause any significant impact upon neighbouring amenities.

Highway Safety

Essex Highway Authority have been consulted on this application and have stated that as far as can be determined from the submitted plans the proposal fails to provide sufficient off-road parking facilities in accord with current Parking Standards. The proposal would lead to additional vehicles being left parked in the adjoining highway adding to the existing parking stress in this area and in the immediacy of Priority Junctions and link roads, causing conditions of congestion, danger and obstruction, contrary to the interests of highway safety.

The site is a corner plot part of which fronts the High Street which is a B' Road and Secondary Distributor in the County Council's Route Hierarchy, the function of which is to carry traffic safely and efficiently between substantial rural populations and on through routes in built up areas. The majority of houses in the vicinity of the proposal and in the surrounding side roads have little or no off-street parking as a result this proposal will add additional kerbside stress, obstruction, or congestion contrary to highway safety. In turn, impact on deliveries to The Maybush Public House.

Although the proposal is within an urban location and is close to some existing public transport facilities, it is a village location, as such the overall parking provision is considered to be inadequate for the density and size of the application. The proposal if permitted would set a precedent for future similar developments which would likely lead to inappropriate parking detrimental to the general safety of all highway users and undermine the principle of seeking to discourage on-street parking in the locality. Essex Highway Authority therefore recommend this application for refusal.

Adopted Car Parking Standards state that for a dwelling of one bedrooms, provision should be made for a minimum of one parking space measuring 5.5m x 2.9m and for a dwelling of two

bedrooms, provision should be made for a minimum of two parking spaces measuring 5.5 metres by 2.9 metres. The application does not propose any parking to serve each of the three flats, however this needs to be weighed up in the balance of planning arguments with the bringing back into active use a vacant property by the benefit of securing the conservation of a heritage asset and the wider, and the enhanced community use offered within the public house. Accordingly, it is on balance, considered that the scheme should be supported in this instance.

Trees and Landscaping

There are no trees or other significant vegetation on the application site that would be affected by the development proposal. There is little scope for or benefit to be gained by new soft landscaping.

Archaeology

Place Services Archaeology Team were consulted as part of this application and have stated that the building known as the Red House lies in a prominent position on the corner of what may have been a market square in the historic settlement of Great Oakley. The Chapman and Andre map of 1777 depict buildings in this location and historic maps show building in the location of the proposed new building.

There have been previous recommendations for historic building recording of the Red House when demolition was proposed. The building is in a poor state of repair and the proposals to convert and restore the building will likely involve removal of historic fabric. There are likely to be surviving fixtures and fittings which relate to its origin and evolution over time. A historic building record should be completed prior to its conversion.

The proposed development lies within a Historic Environment Characterisation (HEC) zone which is characterised by elements of early prehistoric activity as well as later prehistoric and Roman settlement. Within the immediate area there is the possibility of surviving below ground archaeological deposits of medieval date associated with the historic dispersed settlement pattern.

The officer has recommended conditions which have been imposed to this permission.

Financial Contribution - Open Space

Paragraph 34 of the NPPF states that development plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure such as that needed for education, health, transport, flood and water management, green and digital infrastructure.

There is currently a deficit of -0.76 hectares of equipped play in Great Oakley.

Due to the size of the development it is not thought that there will be an impact on the current deficit of play provision in Great Oakley. Therefore no contribution is being requested on this occasion.

Habitat Regulations Assessment

Following Natural England's recent advice and the introduction of Zones of Influences around all European Designated Sites (i.e. Ramsar, Special Protection Areas and Special Area of Conservation). Within Zones of Influences (which the site falls within) Natural England are requesting financial contributions to mitigate against any recreational impact from new dwellings.

Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

The application scheme proposes a new dwelling on a site that lies within the Zone of Influence (Zol) being approximately 1.7km away from Hamford Water RAMSAR and SAC..

New housing development within the Zol would be likely to increase the number of recreational visitors to Hamford Water and in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

A proportionate financial contribution has been secured (by way of a Unilateral Undertaking) in accordance with the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) requirements.

Other Considerations

Great Oakley Parish Council would like to make clear that some form of development at Red House would be acceptable to the PC but in relation to this application the primary planning considerations are as follows:

- o Additional Traffic
- o Lack of Parking for the residential properties leading to overspill at the Memorial
- o Highway safety
- o Concerns raised by local residents that they will be overlooked

The above concerns have been addressed within the officers report.

Five letters of objection have been received raising the following concerns:

- Concerns in relation to parking

The above concern has been addressed within the officer's report.

- Concerns in regards to the infill development

The above concern has been addressed within the officer's report.

- Concerns in the lack of communication with the local people

A site notice was erected outside of the application site on 22nd February 2021 and an advert was placed within the Evening Gazette on 19th February. Neighbour notification letters were also sent to the neighbouring properties that abut the red line boundary.

- Concerns as to why the footprint of the pub needs to be increased

This concern has been noted, however for the reasons set out above it is not considered that the proposed extension will impact on residential amenities or result in visual harm. Commercial reasons for extending the pub are not a material planning consideration.

6. Recommendation

Approval - Full

7. 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 requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents -

- Drawing No. 16860-22(B)
- Limecrete Flooring System Details - scanned 04 August 2021
- Drawing No. 16860-13(A)
- Drawing No. 16860-14(-)
- Drawing No. 16860-15(A)
- Drawing No. 16860-16(A)
- Drawing No. 16860-17(-)
- Drawing No. 16860-18(-)
- Drawing No. 16860-19(A)
- Drawing No. 16860-20(A)
- Drawing No. 16860-21(-)

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

3 No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

Reason: to protect the amenity of nearby residential premises and to protect the health of nearby residents and site workers

4 No materials produced as a result of the site development or clearance shall be burned on site.

Reason: to protect the amenity of nearby residential premises and to protect the health of nearby residents and site workers

5 No demolition, conversion or alterations can commence until a programme of historic building recording has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

Reason - The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with a surviving historic building and potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets.

6 A historic buildings report will need to be submitted and approved in writing by the local planning authority and the deposition of a digital archive with the Archaeological Data Service (ADS).

Reason - The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with a surviving historic building and potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets.

7 No development or preliminary ground-works can commence until a programme of archaeological monitoring has been secured and undertaken in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority.

Reason - The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with a surviving historic building and potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets.

- 8 Within six months of the completion of the fieldwork, a report including the preparation of a full site archive and be ready for deposition at the local museum will be submitted to and approved in writing by the local planning authority.

Reason - The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with a surviving historic building and potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets.

- 9 All new rainwater goods should be powder coated metal and shall be permanently maintained as such.

Reason - The application relates to a building located within the Conservation Area and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

- 10 No development shall be commenced until a schedule of external finish materials including hard surface treatments, roof tiles, brick and brick masonry bond shall be submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and permanently maintained as such.

Reason - To ensure materials are of a very high quality to respect the Conservation Area

- 11 All windows shall be constructed from timber only.

Reason: In order to preserve and enhance the Conservation Area

- 12 Following further investigations, a schedule of repair shall be submitted to and agreed in writing by the local planning authority.

Reason - The application site is located within the Conservation area

8. **Informatives**

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Waste Management

Bin store to be of adequate size to accommodate 180L wheeled bin per flat along with a total of two 240L wheeled bins for dry recycling materials. Access to bin store to be on level solid ground with no steps or obstructions.

Legal Agreement Informative - Recreational Impact Mitigation

This application is the subject of a legal agreement and this decision should only be read in conjunction with this agreement. The agreement addresses the following issues: mitigation against any recreational impact from residential developments in accordance with Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
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Are there any third parties to be informed of the decision? If so, please specify:	YES	NO