

/DELEGATED DECISION OFFICER REPORT/

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	CC	17.01.2024
Team Leader authorisation / sign off:	JJJ	19/01/2024
Assistant Planner final checks and despatch:	ER	19/01/24

Application: 23/01717/COUNOT **Town / Parish:** Great Bentley Parish Council

Applicant: Mr M Moorcroft

Address: Restaurant 43 The Green Great Bentley

Development: Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of restaurant (Class E) into two residential dwelling units (Class C3).

1. Town / Parish Council

Great Bentley Parish Council No comments submitted

2. Consultation Responses

ECC Highways Dept
15.12.2023

The information submitted with the application has been assessed by the Highway Authority and conclusions have been drawn from a desktop study with the observations below based on submitted material. No site visit was undertaken in conjunction with this planning application. It is noted that the site is located within a central location close to reasonably good transport links and local amenities. No new or altered means of access is proposed for this application. When compared with the previous business use, the level of activity will be considerably reduced, therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

2. The proposed dwellings shall not be occupied until such time as a domestic car parking for a minimum of two vehicles per dwelling has been provided, details to be agreed with the Local Planning Authority. The agreed car parking shall be retained at all times for such purpose.

Reason: To ensure that on street parking of vehicles in the adjoining streets/roads does not occur and that appropriate parking is provided in accordance with Policy DM8.

3. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, always covered and provided prior to first occupation and retained .

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

4. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for each dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator free of charge).

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative:

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

2: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Environmental Protection

Noise: The submitted planning statement indicates the application proposal is seeking to change the use of the bulk area of the ground floor to residential, with residential (already permitted) on the first floor. A portion of the ground floor will still be under commercial use and the statement also indicates the use class is E; and noise has been included within section 3.5 of the report –

3.5 With the ceasing of the majority of the restaurant enterprise, the noise impacts of other commercial operations on the proposed development are that of the small, retained shop at the site. Given the retain shop area has an approximate internal floor area of 45m², with an authorised Use Class E use, its is likely to be used as an office or convenience store. The decibels are likely to be between 40dBA and 50dBA. Under the Building Regulations, residential dwelling units require insulation from 62dBA noise. Thus, there would be no impact from the commercial unit on the residential dwelling units.

The assumption that noise levels from a business because of the floor space is not necessarily a true reflection, and I am not sure where the agent was able to ascertain the levels they have indicated in this section; and the Bregs reference in relation to noise is slightly disingenuous, as this relates to the impact sound (eg: from floorboards) and has not mentioned the other noise factors such as airborne sound – therefore we cannot accept that statement as being entirely correct. In addition this may not be in line with environmental

noise guidance, as this will depend on the existing noise climate of the specific area in question.

We do have slight concerns over the mixed use, considering it is class E – given the amount of scope for change within permitted developments and that this class includes the selling of hot food – this will require the use of extraction equipment etc. If the commercial element was only offices, then this wouldn't be so much of a concern – but a convenience store would require the installation of mechanical ventilation and plant machinery etc, which would emit noise and have the potential for adverse impacts to future residents and possibly existing residents located along Forge Lane.

As such, the EP Team are requesting that should this proposal be approved, any further implementation of any mechanical ventilation, refrigeration or plant machinery associated with any commercial use, is subject to a formal Noise Impact Assessment using the relevant criteria / British Standard (BS4142:2014) and is submitted to the LPA prior to commencement.

REASON: This is to ensure any future residents within the residential area of the premises are not subjected to adverse impacts associated with noise from a commercial setting.

Construction Activities: In order to minimise potential nuisance caused by demolition/construction works, Environmental Protection recommend that the following below is conditioned;

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

REASON: Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

3. **Planning History**

00/00074/FUL	Installation of a satellite dish antenna	Approved	07.03.2000
00/00979/TCA	Fell one Sycamore and one Copper Beech to the rear of Dillons	Approved	05.07.2000
94/01383/ADV	(The Village Store, The Green, Great Bentley) Glass fronted	Refused	10.01.1995

	advertisement/notice board and illuminated'National Lottery' sign		
95/00242/ADV	(The Village Store, The Green, Great Bentley) Glass fronted advertisement/notice board	Approved	25.04.1995
09/00489/FUL	Conversion from shop and 2 residential units to 2 residential units.	Withdrawn	15.07.2009
11/01025/FUL	Change of use from A1 to A3, reinstate windows to the side elevation, replacement entrance, new chimney to rear, replacement air-conditioning units and new parking area.	Approved	28.10.2011
12/00252/ADV	Fascia sign above main doors and illuminated menu to front west corner.	Approved	17.05.2012
12/00253/FUL	Proposed lighting to the site following planning approval 11/01025/FUL.	Approved	17.05.2012
14/00341/FUL	Change of use from C3 to C1, incorporating Christmas Cottage and Rose Cottage into the existing lawful A3 use including curtilage and associated parking.	Approved	08.05.2014
16/00070/FUL	Alteration to restaurant and guest house approved under planning application reference 14/00341/FUL to reduce the number of guest bedrooms creating a soft seating area together with a first floor rear extension and external stair case to the side to create a managers flat (existing managers flat to be used as a flat for the head chef).	Approved	21.03.2016
16/02045/DISCON	Discharge of conditions 3 (entrance door and external staircase details) and 4 (construction method statement) of planning permission 16/00070/FUL.	Approved	02.02.2017
23/01717/COUNO T	Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of restaurant (Class E) into two residential dwelling units (Class C3).	Current	

4. Status of the Local Plan

Planning law requires that decisions on 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 (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any neighbourhood plans that have been brought into force.

5. Neighbourhood Plans

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

6. Relevant Policies / Government Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

7. Officer Appraisal

Application Site

The application site is located towards the north of Thorrington Road, outside of any defined settlement development boundary. The site does fall within the Great Bentley Conservation Area.

The site currently serves a restaurant at ground floor level and one self-contained dwelling and guest rooms at first floor. The restaurant is currently vacant following its closure on the 18th June 2023. The building itself is finished in render at ground floor level with cladding to the first floor, and a natural slate tile roof.

Proposal

This application is submitted under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (general Permitted Development) (England) Order 2015 as amended, to determine whether prior approval of the Council is required for the change of use of a restaurant (Class E) into two residential dwelling units (Class C3).

It is important to note the proposed plans submitted with this application show a commercial shop located in the south-west corner of the site. This element has been excluded from the red line plan submitted with this application and therefore does not form part of the application.

Assessment

Class MA – Commercial, Business and Service uses to Dwellinghouses.

Class MA encompasses development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

(1) Development is not permitted by Class MA—

- (a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval

The submitted and completed application form confirms that the building has been vacant for a continuous period of 3 months prior to the date of this prior approval application. Therefore, the proposal complies.

- (b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

The use of the building is considered to be food and drink (Use Class A3) and has been in this use for a minimum period of two years prior to the date of this application. Therefore, the proposal complies.

- (c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

The cumulative floor space of the building changing use under Class MA does not exceed 1,500 square metres. Therefore, the proposal complies.

- (d) if land covered by, or within the curtilage of, the building—

- i. is or forms part of a site of special scientific interest;
- ii. is or forms part of a listed building or land within its curtilage;
- iii. is or forms part of a scheduled monument or land within its curtilage;
- iv. is or forms part of a safety hazard area; or
- v. is or forms part of a military explosives storage area;

Whilst there is a listed building located to the north of the application site, the building subject of the application is not itself listed. In addition, the land covered by, or within the curtilage of the building does not fall within any of the other above descriptions and therefore the proposal complies.

- (e) if the building is within—

- i. an area of outstanding natural beauty;
- ii. an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;
- iii. the Broads;
- iv. a National Park; or
- v. a World Heritage Site;

The building is not within any of the above designated areas, therefore the proposal complies.

- (f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

The site is not occupied under an agricultural tenancy; therefore the proposal complies.

- (g) before 1 August 2022, if—

- i. the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
- ii. (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

The proposed development is of a description falling within Class O immediate before 1st August 2021, but no article 4 direction was in place which would have prevented the conversion. Therefore, the proposal complies.

- (2) The classes mentioned in sub-paragraph (1) (b) are the following classes of the Use Classes Order—

- (a) the following classes of the Schedule as it had effect before 1st September 2020—

- (i) Class A1 (shops);
- (ii) Class A2 (financial and professional services);
- (iii) Class A3 (food and drink);
- (iv) Class B1 (business);
- (v) Class D1(a) (non-residential institutions - medical or health services);

- (vi) Class D1(b) (non-residential institutions - crèche, day nursery or day centre);
- (vii) Class D2(e) (assembly and leisure - indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- (b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

Conditions

- (1) Development under Class MA is permitted subject to the following conditions.
- (2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport impacts of the development, particularly to ensure safe site access;

The application involves no external alterations. The proposal will result in the addition of two residential dwelling units. Essex County Council Highways have been consulted on this application. They noted the site is within a central location to reasonably good transport links and local amenities. No new or altered means of access is proposed and when compared to the previous business use the level of activity will be considerably reduced. The highway Authority therefore deem the application acceptable, subject to mitigations and conditions.

- (b) contamination risks in relation to the building

There are no contamination risks in relation to the site.

- (c) flooding risks in relation to the building

There are no flooding risks in relation to the building.

- (d) impacts of noise from commercial premises on the intended occupiers of the development

The Councils Environmental Protection team have been consulted on this application. Their comments can be viewed in full above and have been summarised here.

The Environmental Protection team note the proposed commercial shop area located in close proximity to the two proposed residential units and have highlighted concerns over the mixed use, given the shop area falls within Class E and the amount of scope for change within the permitted development rights of this class, many of which will require the use of extraction equipment, mechanical ventilation and plant machinery which would emit noise and have the potential for adverse impacts to residents (including those along Forge Lane). The Environmental Protection team have therefore requested that, should the proposal be approved, any further implementation of any mechanical ventilation, refrigeration or plant machinery associated with any commercial use is subject to a formal Noise Impact Assessment using the relevant criteria / British Standard (BS4142:2014) and is submitted to the Local Planning Authority prior to commencement.

However, as noted above the commercial shop area has been excluded from the red line / site plan submitted with this application and therefore does not form part of this application, The Local Planning Authority is therefore unable to impose any conditions relating to the shop / Class E element of the building as this would fail the test of enforceability because the condition will relate to an area that is outside of the application site. Furthermore, there is no certainty that the commercial area will be of a use requiring extraction, mechanical ventilation, refrigeration, or plant machinery (Class E now includes a wide variety of uses including shops and certain office uses most of which do not require extraction). If such machinery and or equipment is required it is highly likely that this will alter the external appearance of a commercial unit and this may require separate planning permission in itself.

- (e) where-

- (i) the building is located in a conservation area, and
- (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area

The site falls within the Great Bentley Conservation Area, however Officers acknowledge that the proposal involves no external alterations to the building. As such. The impact to the character and sustainability of the conservation area will be neutral and no objections are therefore raised in this regard.

- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

The proposal will see the conversion of part of the ground floor, with no external changes proposed. Each habitable room will be served by windows or roof lights to provide adequate natural light sources.

- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

The site is not located within an area that is considered to be important for general or heavy industry waste management, storage and distribution, or a mix of such uses.

- (h) where the development involves the loss of services provided by-

- (i) a registered nursery, or
- (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost and

The development does not involve the loss of services provided by any of the above.

- (j) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

The development does not meet the criteria for the fire risk condition.

Other Considerations

Great Bentley Parish Council have not submitted any comments on this application.

One letter of objection has been received from a neighbouring resident highlighting the following concerns;

- adding a convenience store and residential homes to an already dangerous busy cut through will add to dangers that are getting progressively worse. There is no allocated parking spaces with people parking along a narrow road, now spilling out onto surrounding roads outside the green.
- When a store was previously at this site there was not the volume of traffic and residents as there are now. The traffic from the doctors surgery and pharmacy is heaving at the seams and people have no option but to drive to both with no provision for parking.
- The nine parking spaces mapped behind the restaurant would mean that cars were parked in front of one another making the cars unable to move unless the car behind makes way.
- Deliveries to the store will further exaggerate existing issues with bin collection vehicles being unable to access this road.

Officer Response – The Highway Authority have been consulted on this application and have noted the site is within a central location with reasonably good transport links. No new or altered means of access is proposed and when compared with the previous use the level of activity will be considerably reduced. The full response from the highway Authority can be viewed above and suggests conditions relating to the proposed parking for the residential dwellings, the loading / unloading / reception and storage of building materials and manoeuvring of all vehicles shall be

provided clear of the highway. The Local Planning Authority believe these conditions adequately address any highway concerns relating to the site. The Highway Authority have raised no objection to the application and it is therefore considered acceptable in terms of highway safety.

Conclusion

The proposal is consistent with the above mentioned Order and therefore the prior approval of the Local Planning Authority is not required.

8. Recommendation

Prior Approval Not Required

9. Conditions / Reasons for Refusal

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

- 2 Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

- 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: Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

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

REASON: Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

- 5 Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.

- 6 The residential dwellings authorised by this notice shall not be occupied until domestic car parking for a minimum of two vehicles per dwelling has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The agreed car parking allocation for the residential units shall be retained at all times for such purpose.

Reason: To ensure that on street parking of vehicles in the adjoining streets/roads does not occur and that appropriate parking is provided.

- 7 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, always covered and provided prior to first occupation and retained .

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

- 8 Prior to occupation of the residential units authorised by this notice, s the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for each dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator free of charge).

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

10. Informatives

Essex Coast Recreational disturbance Avoidance & Mitigation Strategy

Under article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) permitted development rights are subject to regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (the 2017 Regulations). In particular, regulation 75 provides that it is a condition of any planning permission granted by a general development order on or after 30th November 2017, that development which is likely to have a significant effect on a European site or a European offshore marine site and is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the Local Planning Authority (LPA) under regulation 77.

It has already been determined that where there is a net increase in residential dwellings within the Zone of Influence of protected European sites this will have a significant effect on those European sites through recreational disturbance within Tendring, and this has been identified as an issue for all of the Essex coastal Habitat sites through published Habitats Regulations Assessments. Therefore, where permitted development rights under the GPDO permit development which will result in a net increase in residential dwellings, article 3(1) of the GPDO and regulations 75 to 78 of the 2017 Regulations will apply.

Prior to the commencement of the development which is the subject of this prior approval determination an application must be made to the LPA under regulation 77 of the 2017 Regulations for the approval of the LPA before the development can be commenced. Mitigation has been agreed through The Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (Essex Coast RAMS) to protect the integrity of these sites from this type of development, and a standard unilateral undertaking (UU) could secure payment to mitigate the harm arising from the development to the designated site before commencement. Please contact Tendring District Council to make an application under Regulation 77 of the 2017 Regulations and to arrange the required UU prior to commencement of the development.

Highways Informative:

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

2: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

11. Equality Impact Assessment

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

12. Notification of Decision

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