

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		MP	03/12/24
EIA Development - Notify Planning Casework Unit of Decision:	NO		
Team Leader authorisation / sign off:		ML	05/12/2024
Assistant Planner final checks and despatch:		ER	06/12/2024

**Application:** 24/01502/FUL

**Town / Parish:** Little Bentley Parish Council

**Applicant:** Mr O Cobbald

**Address:** Hall Farm Church Road Little Bentley

**Development:** Planning Application - Change of use from B2 to Class E(f) childrens nursery (Units 5 & 6 only)

### 1. Town / Parish Council

Little Bentley Parish Council No comments received.

### 2. Consultation Responses

Essex County Council  
Heritage  
07.11.2024

The building that is the subject of the proposal is within the setting of Little Bentley Hall, a Grade II Listed Building (Entry No. 1111453). The effected building is a single storey black weatherboarded barn that has already been altered to accommodate other uses by the installation of white uPVC framed windows and doors. Its conversion was approved by Planning Permission 08/00661/FUL.

OS maps dating from the nineteenth century show that there was a large farmstead in the same ownership as Little Bentley Hall, and that this included a linear building of similar scale and positioning to this barn. Given the barn's traditional appearance and potential historic association to the hall, it is a positive element in the setting of the listed building. As such, it should be considered whether the proposal would preserve or enhance the positive contribution the barn makes to the asset's setting.

There is no objection to this proposal as the change of use does not require further external alteration of the barn, which will ensure its positive contribution to the setting of the listed building is preserved.

With regards to the National Planning Policy Framework last updated December 2023, there is no harm identified to the significance of the heritage asset(s), and as the positive elements of the setting are preserved by the proposal it should be treated favourably as per the direction of Paragraph 212.

Furthermore, it is considered that the proposal will preserve the special interest of the listed building, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

ECC Highways Dept  
20.11.2024

The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study

with the observations below based on submitted material and google earth image.

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority.

Informative:

i. 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](mailto:development.management@essexhighways.org)

### 3. Planning History

02/01074/OUT	Farm managers dwelling	Refused	02.09.2002
94/00182/CMTR	Removal of mineral and surplus topsoil and ancillary matters including the construction of an access and haul road associated with the construction of an agricultural reservoir		24.10.2000
03/01807/FUL	Conversion of redundant agricultural building to Dental Technician premises.	Approved	03.11.2003
08/00661/FUL	Conversion and alterations of agricultural buildings to B1, B2 and B8 use. Continued use of agricultural buildings to B2 and B8 use and dog grooming salon (sui generis use). Construction of new vehicular access, as amended by drawing No. 477/105 received on 23rd June 2008.	Approved	14.08.2008
11/01227/LBC	Alterations to existing wall to include new opening and gates.	Approved	21.03.2012
11/01228/FUL	Realignment of existing farm access, construction of new agricultural access and alterations to existing wall to include new opening and gates.	Approved	21.03.2012
15/01020/FUL	Demolition of existing redundant agricultural buildings and erection of two B1(c) buildings incorporating three units, including courtyard, parking, landscaping and natural amenity area.	Approved	29.09.2015
17/00727/FUL	Variation of condition 14 of 15/01020/FUL, to increase the overall height of building 1 by 659mm.	Approved	28.07.2017
18/01193/AGRIC	Change existing grain store into agricultural chemical store.	Prior Approval not required	15.08.2018

18/01892/FUL	Change of use from agricultural chemical store to include use Class B8 for storage and distribution.	Approved	21.01.2019
19/00233/FUL	Proposed change of use of Agricultural implement store for B1 (A) & (C) Business and B8 storage/distribution.	Approved	09.04.2019
19/00257/AGRIC	Proposed erection of Agricultural grain store.	Prior Approval not required	14.03.2019
19/00340/FUL	Proposed offices for existing Agricultural Chemical store and new farm office.	Approved	01.05.2019
19/00628/FUL	Variation of condition 2 of approved application 19/00233/FUL to substitute drawing no. 4053/123 with 4053/123/A as a result of elevational and floor plan changes.	Approved	12.06.2019

#### 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 Local Plan 2013-33 and Beyond (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 made and the Minerals and Waste Local Plans adopted by Essex County Council.

#### 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>

There are no neighbourhood plans in force that are relevant to this location.

#### 6. **Relevant Policies / Government Guidance**

National:

National Planning Policy Framework 2023 (NPPF)  
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021):  
SP1 Presumption in Favour of Sustainable Development  
SP3 Spatial Strategy for North Essex  
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022):

SPL1 Managing Growth  
SPL2 Settlement Development Boundaries  
SPL3 Sustainable Design  
PP12 Improving Education and Skills  
PP13 The Rural Economy  
PPL4 Biodiversity and Geodiversity  
PPL5 Water Conservation, Drainage and Sewerage  
PPL9 Listed Buildings  
PPL10 Renewable Energy Generation  
CP1 Sustainable Transport and Accessibility

Local Planning Guidance:

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

## 7. **Officer Appraisal**

### Site Description

The application site is part of the building sited to the furthest east of Hall Farm, which itself is a commercial park consisting of a range of B1, B2 and B8 uses sited to the western side of Church Road within the parish of Little Bentley. The units subject of this application are Numbers 5 and 6, which are single storey and currently in B2 (General Industry) use.

The wider Hall Farm site consists of a number of buildings and associated parking provision, however beyond that the character of the area is rural, with large parcels of grassed and agricultural land to all sides.

The site falls outside of a recognised Settlement Development Boundary within the adopted Local Plan 2013-2033. Approximately 75 metres to the north is Little Bentley Hall, a Grade II Listed Building.

### Description of Proposal

This application seeks planning permission for the change of use of the building from Class B2 (General Industry) to Class E(f) (Non-residential creche, day centre or nursery). Specifically, the building is proposed to be used as a children's nursery and would operate with up to 44 children per day. The proposal includes 11 parking spaces as well as a dedicated pick-up and drop-off area.

The opening hours are 8am to 6pm all year round, with three full-time members of staff to work from the site.

There are no external alterations proposed as part of the application.

### Assessment

#### 1. Principle of Development

There are no specific paragraphs in the National Planning Policy Framework (NPPF) (2023) that are relevant to proposals for creches/day nurseries. Paragraph 99 concerns itself with school places and is therefore not directly relevant to this proposal, however, is positively worded and confirms it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

Policy SLP2 states that within Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans. Outside of Settlement Development

Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.

Policy PP12 (Improving Education and Skills) states that to improve education and employment prospects for Tendring District's residents, the Council will work with its partners including Essex University, Colchester Institute, local schools and academies, and Essex County Council as the education authority and other educational establishments, to deliver new and improved facilities for early years, primary, secondary, further and higher education. The Council will support proposals that will result in new, expanded or improved education facilities. In addition, Policy PP13 highlights that to support growth in the rural economy, the Council may grant planning permission the re-use of rural buildings in the countryside to employment, leisure or tourism use.

For an application for the change of use to Class E(f) the key and most important policies for determining whether the principle of development is acceptable in this location are policies SPL2, PP12 (although Non-Residential Creche, Day Centre or Nurseries are not explicitly mentioned in the latter, the proposed use is nevertheless considered to constitute an educational facility) and PP13. On this occasion, Officers acknowledge that the site falls far outside of a recognised Settlement Development Boundary and in turn is not within a sustainable location. However, of equal note is that the site is part of a wider commercial park providing for a variety of employment uses, and the building itself has a lawful use for employment that already generates vehicular movements. In addition, the proposal results in the re-use of an existing building for continued employment purposes. Therefore, on balance, Officers conclude that despite the site falling outside of a Settlement Development Boundary, the principle of development is acceptable subject to the detailed considerations discussed below.

## 2. Impact to Character of Area

Paragraph 135 of the NPPF (2023) 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.

Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context, and to protect the district's landscape and the quality of existing places and their environs. Policy SPL3 and LP4 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 which create a unique sense of place.

On this occasion, the submission has clarified that the proposal will not result in any external alterations to the existing building, and in that respect the development will result in a neutral impact to the areas existing character. In addition, the change of use itself may result in some additional vehicular movements but will not ultimately change the character of the existing commercial site.

## 3. Heritage Impacts

Adopted Policy PPL9 highlights that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric.

Approximately 75 metres to the north is a Grade II Listed Building, and as such ECC Place Services (Heritage) have been consulted. They have provided the following comments:

*“The building that is the subject of the proposal is within the setting of Little Bentley Hall, a Grade II Listed Building (Entry No. 1111453). The effected building is a single storey black weatherboarded barn that has already been altered to accommodate other uses by the installation of white uPVC framed windows and doors. Its conversion was approved by Planning Permission 08/00661/FUL.*

*OS maps dating from the nineteenth century show that there was a large farmstead in the same ownership as Little Bentley Hall, and that this included a linear building of similar scale and positioning to this barn. Given the barn's traditional appearance and potential historic association to the hall, it is a positive element in the setting of the listed building. As such, it should be considered whether the proposal would preserve or enhance the positive contribution the barn makes to the asset's setting.*

*There is no objection to this proposal as the change of use does not require further external alteration of the barn, which will ensure its positive contribution to the setting of the listed building is preserved.*

*With regards to the National Planning Policy Framework (2023), there is no harm identified to the significance of the heritage asset(s), and as the positive elements of the setting are preserved by the proposal it should be treated favourably as per the direction of Paragraph 212.*

*Furthermore, it is considered that the proposal will preserve the special interest of the listed building, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990."*

Taking the above comments into consideration, Officers are content that given the proposal involves no external alterations to the building, the setting of the Grade II Listed Building is preserved. Therefore, no objections are raised in this regard.

#### 4. Impact to Neighbouring Amenities

Paragraph 135 of the National Planning Policy Framework (2023) confirms planning policies and decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy SP7 of Section 1 of the 2013-33 Local Plan requires that the amenity of existing and future residents is protected. Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

There are existing residential properties located to the north and south of the application site, however there are approximate separation distances of 75 metres and 60 metres respectively. Given this, that there are no external changes, and that the proposed use would not generate significant noise disturbances beyond those already experienced via either the existing use of the building or other buildings within the wider commercial park, Officers are content there would not be sufficient harm to neighbouring amenities to warrant recommending a reason for refusal.

#### 5. Highway Safety

Paragraph 115 of the National Planning Policy Framework (2023) seeks to ensure that safe and suitable access to a development site can be achieved for all users, whilst Paragraph 104 requires that streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Adopted Policy CP1 (Sustainable Transport and Accessibility) of the Tendring District Local Plan 2013-2033 states that planning permission will only be granted if amongst other things; access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate, and the design and layout of the development provides safe and convenient access for people.

Essex Highways Authority have been consulted and have confirmed that from a highway and transportation perspective the impact of the proposal is acceptable, and do not recommend any conditions to be included.

Furthermore, the Essex Parking Standards (2009) have not been updated since the introduction of the latest Use Classes Order, however former Class E(f) previously fell under Class D1, and for such

a use the Standards state there should be provision of one space per full time equivalent member of staff as well as drop off/pick up facilities. On this occasion the proposal includes three full time members of staff and therefore a need for three spaces, and the submitted plans demonstrate a total of 11 spaces as well as a drop off/pick up area, and therefore Officers are content there is sufficient provision.

## 6. Renewable and Energy Conservation Measures

Paragraph 116 of the Framework states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles (ULEV) in safe, accessible and convenient locations. However, recent UK Government announcements that ULEV charging points will become mandatory for new development have yet to be published.

Policies PPL10 and SPL3, together, require consideration be given to renewable energy generation and conservation measures. Proposals for new development of any type should consider the potential for a range of renewable energy generation solutions, appropriate to the building(s), site and its location, and be designed to facilitate the retro-fitting of renewable energy installations.

On this occasion given that the proposal is for a change of use of an existing building, and no alterations are being proposed, it is not considered to be reasonable or necessary to include a condition that requires the submission of renewable energy generation and conservation measures.

## 7. Ecology and Biodiversity

Paragraph 186 of the NPPF states that, when making planning decisions local planning authorities need to assess whether significant harm to biodiversity could result from the development. The NPPF goes on to state the hierarchy that should be applied to mitigate any harm to ecology that is identified. Paragraph 180 of the NPPF requires that Local Planning Authorities contribute to and enhance sites of biodiversity or geological value. TDLP Policy PPL4 states that proposals for new development should be supported by appropriate ecological assessments and, where relevant, provide appropriate mitigation and biodiversity enhancements to ensure a net gain.

This report addresses the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

### **General duty on all authorities**

The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

This development is subject to the general duty outlined above. The proposal is for the conversion of the existing building into Class E(f) as a children's nursery with no external alterations proposed; on this occasion it is not considered necessary or reasonable to include a condition to secure soft landscaping details given the context of the site and lack of alterations proposed.

Therefore, the development on balance and with consideration of the impact of the development and baseline situation on site, does conserve and enhance biodiversity interests.

### **Biodiversity Net Gain**

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. This excludes applications for Listed Building

Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Development Certificates, householders, self builds, and other types of application which are below the threshold i.e. does not impact a priority habitat and impacts less than 25 sqm of habitat, or 5m of linear habitats such as hedgerow). This change of use proposal is below the threshold impacts in that it does not impact a priority habitat and impacts less than 25 sqm of habitat, or 5m of linear habitats therefore this development is not applicable for Biodiversity Net Gain.

### **Protected Species**

In accordance with Natural England's standing advice the application site and surrounding habitat have been assessed for potential impacts on protected species. The proposal includes the change of use of the existing building, which is not considered likely to be a habitat for protected species. It is considered that the proposal is unlikely to adversely impact upon protected species or habitats.

### **Conclusion**

In accordance with the overarching duty outlined above, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

### Other Considerations

Little Bentley Parish Council have not commented on the application.

There have been no other letters of representation received.

### Conclusion

Whilst the site is not located within a particularly sustainable location, Officers note the proposal is a change of use of an existing building in employment use, and forms part of a wider commercial park, and therefore the principle of development is accepted. Furthermore, there will be no significant impacts to the character of the area, the amenities of neighbouring properties, or to the setting of the nearby Grade II Listed Building. ECC Highways have raised no objections, and there is sufficient parking provision. Accordingly, the application is considered to comply with both local and national planning policies and is therefore recommended for approval.

## **8. Recommendation**

Approval.

## **9. Conditions**

### 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 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Documents titled 'Site/Location Plan Rev B 18-10-24', 'Lease Plan', 'Units 5 & 6 Existing & Proposed Floor Plans', and 'Planning Statement'.

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

### NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

- 3 CONDITION: The hereby permitted development/use shall only operate between the hours of 8am and 6pm all year round. There shall be no deliveries to the development/use arranged for outside of these approved hours.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

### NOTE/S FOR CONDITION:

1) This condition shall engage and restricts the operation of the development from the first commencement of the use. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development

would be refused due to the risk of harm and this condition is considered necessary, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.

2) If the development operates outside of the hours stated this may result in unlawful development/use at risk of Enforcement Action. You are encouraged to discuss any concerns with this condition with the Local Planning Authority.

- 4      CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved development shall be used as Class E(f) use and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity.

- 5      CONDITION: The area allocated for parking on the document titled 'Lease Plan' shall be retained for the parking of vehicles associated with the proposed development and for no other purpose, in perpetuity.

REASON: To ensure there is sufficient parking provision.

## **10. 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.

### Biodiversity Enhancements Informative

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include:

<https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>

### Highways Informative

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](mailto:development.management@essexhighways.org)

## **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**

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>		NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>		NO
<b>Has there been a declaration of interest made on this application?</b>		NO