

/DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		NH	09/12/2024
EIA Development - Notify Planning Casework Unit of Decision:	NO		
Team Leader authorisation / sign off:		JJJ	09/12/2024
Assistant Planner final checks and despatch:		BB	09/12/2024

Application: 24/01519/COUNOT **Town / Parish:** St Osyth Parish Council

Applicant: Mr Ronald Gibbs

Address: Land off Heath Road St Osyth

Development: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion of an agricultural building into one dwelling.

1. Town / Parish Council

St Osyth Parish Council No Objections.

2. Consultation Responses

ECC Highways Dept
08.11.2024

Whilst the site is located in the countryside, it is not considered that the use of the building as a dwelling would give rise to a significant increase in vehicle movements to and from the site or result in a material change in the character of the traffic in the vicinity of the site.

The documents accompanying the planning application have been duly considered. Given the scale of the proposed development and the area to be available for parking within the site, which complies with Tendring District Councils adopted parking standards, the proposal is acceptable to the Highway Authority.

1. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance.

2. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council.

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 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance.

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

Environmental Protection
22.10.2024

With reference to the above application, please see below for comments from the EP Team:

Contaminated Land - Given the proposal sites proximity to historic and current agricultural land, and consideration of historic operations on the site, the EP Team are requesting a Watching Brief to be applied to any approval: We are requesting that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant

actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.

12. A Verification Report will be produced for the work.

REASON: to protect the health of site workers and end users.

Construction Activities: In order to minimise potential nuisance caused by demolition/construction works, Environmental Protection recommend that the following hours and actions be adhered to, should the application be approved;

- 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.

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).

REASON: to protect the amenity of nearby residential premises

Asbestos: Should any asbestos containing materials be present on the development site, or used within the original construction of the building in question, it must be safely removed by a qualified contractor, with relevant transfer notes being obtained to confirm safe and responsible removal and disposal.

REASON: to ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

*INFORMATIVE Foul Drainage: The submitted application form advises a Sewerage Treatment Plant will be utilised as a way of disposing of foul waste; we would request, should the application be approved, that the Applicant / Agent, ensure the installation is fully compliant with the Environment Agency's Binding Rules and any other relevant Government guidance and British standards, in respect of these systems. Information on this can be found at: Septic tanks and treatment plants: permits and general binding rules: The general binding rules - GOV.UK (www.gov.uk). It is strongly recommended these rules are complied with, as they will minimise any potential nuisance to nearby residential dwellings, assist in preventing a

potential Public Health nuisance, and minimise the potential for adverse incidents, of which may result in formal enforcement action.

3. Planning History

04/01449/FUL	Organic egg farm and temporary accommodation.	Refused	30.09.2004
06/00125/FUL	Free range egg unit and temporary accommodation for 4 years	Refused	27.04.2006
18/00914/FUL	Erection of storage shed, and polytunnel/greenhouse for use in conjunction with market garden use.	Approved	15.01.2019

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>

6. Relevant Policies / Government Guidance

Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

7. Officer Appraisal (including Site Description and Proposal)

Site Description & Context

The site is located to the southwest of Heath Road, served by an existing agricultural track which is accessed opposite number 1 Heath Road. The surrounding area comprises of a mixture of agriculture, residential and commercial activities.

The site lies outside of the St Osyth Settlement Development Boundary as defined within the adopted Tendring District Local Plan 2013-2033 and Beyond.

Description of Development

The proposed development seeks the conversion of the building, as broadly identified on the Block Plan (with the green 'cloud' outline), from agricultural use to C3 residential use within the criteria of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class Q buildings on agricultural units and former agricultural buildings to dwellinghouses

Permitted development

Q. Development consisting of—

- a) a change of use of—
 - i. a building that is part of an established agricultural unit and any land within that building's curtilage, or
 - ii. a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or
- c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

Development not permitted (officer comment / assessment in bold)

Q.1. Development is not permitted by Class Q if—

- a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—
 - i. on 24th July 2023, or

The accompanying planning statement explains that the building subject of this application was in agricultural use on 24th July 2023, and that, other than low level agricultural storage use, no subsequent other use has taken place. The Local Planning Authority has no evidence or reasons to dispute this. The proposal therefore complies with this criterion.

- ii. where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

Not applicable.

- b) in the case of a site that was (but is no longer) part of an established agricultural unit—
 - i. the site was part of an established agricultural unit on 24th July 2023,

Not applicable.

- ii. where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

Not applicable.

- iii. since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

Not applicable.

- c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

The development complies this criterion as the building measures approximately 40 sqm.

- d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—
 - i. the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or 8 no. units are proposed.

The proposal complies with this criterion.

- ii. the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

The total floor area amounts to approximately 40 sqm and therefore the proposal complies with this criterion.

- e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

Not applicable.

- f) less than 1 year before the date development begins—
 - i. an agricultural tenancy over the site has been terminated, and
 - ii. the termination was for the purpose of carrying out development under Class Q,

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

Not applicable.

- g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

Not applicable. There is no evidence of planning history that would indicate works falling within the above Classes.

- h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—
 - i. extension of the building allowed by paragraph Q.1(i);
 - ii. protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

The conversion works are not caught by these criteria.

- i) the development under Class Q(b) would result in an extension that—
 - i. has more than one storey,
 - ii. is sited anywhere other than to the rear of the existing building,
 - iii. extends beyond the rear wall of the existing building by more than 4 metres,
 - iv. has eaves the height of which exceed the height of the eaves of the existing building,

- v. is higher than whichever is the lower of—
 - (aa) the highest part of the roof of the existing building, or
 - (bb) a height of 4 metres above the ground,
- vi. extends beyond a wall that forms a side or principal elevation of the existing building, or
- vii. would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

The conversion works are not caught by these criteria.

- j) the development under Class Q (c) would consist of building operations other than—
 - i. the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services,
 to the extent reasonably necessary for the building to function as a dwellinghouse, and
 - ii. partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

The conversion works comply with these criteria.

- k) the site is on article 2(3) land,

Not applicable.

- l) the site is, or forms part of—
 - i. a site of special scientific interest;

Not applicable.

- ii. a safety hazard area;

Not applicable.

- iii. a military explosives storage area,

Not applicable.

- m) the site is, or contains, a scheduled monument,

Not applicable.

- n) the building is a listed building,

Not applicable.

- o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

The minimum gross internal floor area and storage is as follows:

The proposed development measures 40 square metres and therefore the development complies.

p) the building does not have suitable existing access to a public highway

The site is set close to an existing public highway and it also benefits from an access to the public highway.

Conditions

Q.2.—

(1) Where the development proposed is development under Class Q (a) together with development under Class Q (c), development is permitted subject to the condition that before beginning the development, 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 and highways impacts of the development,

It is noted that the proposal will utilise an existing, established access off of Heath Road. Adequate vehicular turning space is available to ensure all vehicles leave the site in forward gear. In addition, sufficient parking can provided to serve the proposed restrained residential unit. Essex County Council Highway Authority raise no objection subject to conditions however both suggested highways conditions would fail the NPPF tests for planning conditions because this is a prior approval application and the developer does not have to indicate specific car parking arrangements, just that the site would be able provide the required parking for a one bedroom unit, which it will be able to accommodate, and a travel pack condition would fail the test of necessity and reasonableness given the scale of the development (one unit only).

(b) noise impacts of the development,

As residential dwellings the proposal would not result in any material noise impacts. The proposal complies.

(c) contamination risks on the site,

Consultation with the Council's Environmental Protection Team (EP) has been undertaken.

The Council's Environmental Protection Team have been consulted, and have stated that due to the site and surrounding areas historical use for agriculture they request a watching brief and that the Local Planning Authority are contacted in the event of unexpected ground conditions being encountered during construction – this can be an informative in the event of an approval. They also recommend conditions for construction working hours, no burning on site and control of dust emissions. Subject to the inclusion of these conditions, the proposal complies.

(d) flooding risks on the site,

The application site is not at risk of flooding.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

The site is not in an impractical or undesirable location to change buildings from agricultural use to C3 residential use.

(f) the design or external appearance of the building, and

The minor alterations to the external appearance of the buildings are considered acceptable in design terms and will improve and enhance the overall appearance of the collection of the buildings.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

All habitable rooms of the proposed dwellinghouses would be provided with adequate natural light.

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, 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 the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The applicant has submitted the necessary information to assess whether the prior approval of the Local Authority is required in regard to the items referred to in sub-paragraphs (1)(a) to (e) and (g).

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

Not applicable.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

This matter can be applied by condition.

8. Recommendation

It is therefore considered that the terms of Class Q are met, and the development will not conflict with any provisions as set out within the Order.

9. Conditions

1 COMPLIANCE: COMMENCEMENT

CONDITION: The development must not begin before the occurrence of the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.

REASON: In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 COMPLIANCE: TIME LIMIT

CONDITION: Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

REASON: In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

CONDITION: The development must be carried out (b) where prior approval is not required, or where sub-paragraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1), unless the local planning authority and the developer agree otherwise in writing, as follows:

- Location Plan - Received 14/10/24
- Drawing No. 338.23/311
- Drawing No. 338.23/321
- Drawing No. 338.23/323
- Drawing No. 338.23/331
- Drawing No. 338.23/341
- Drawing No. 338.23/301
- Drawing No. 338.23/302

REASON: In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. CONDITION: No internal conversion works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority details of the boundary treatments and surface materials for the proposed site area (as identified in green as shown on drawing no. 338.23/301 - Site Location Plan).

REASON: In the interests of visual amenity and the character and appearance of the area.

10. **Informatives**

Environmental Protection Informatives

Mitigation During Construction

In order to minimise potential nuisance caused by construction, Environmental Protection recommend that the following is adhered to throughout construction:

- 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.

Adherence to the above 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).

Asbestos and Contamination

If there is any asbestos present in the current building or site then adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Any redundant materials removed

from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site - to protect the health of residents and nearby residential premises.

Any contamination that is found during the course of conversion works that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

If necessary, the minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected, contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions.
12. After consultation with the Local Planning Authority, materials should either be: re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or treatment of material on site to meet compliance targets so it can be re-used; or removal from site to a suitably licensed landfill or permitted treatment facility.
13. A Verification Report shall be submitted to and approved in writing by the Local Planning Authority before development can proceed.

Please note it is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Foul Drainage

The application advises a Sewerage Treatment Plant will be utilised as a way of disposing of foul waste; we would request, should the application be approved, that the Applicant / Agent, ensure the installation is fully compliant with the Environment Agency's Binding Rules and any other relevant Government guidance and British standards, in respect of these systems. Information on this can be found at: Septic tanks and treatment plants: permits and general binding rules: The general binding rules - GOV.UK (www.gov.uk). It is strongly recommended these rules are complied with, as they will minimise any potential nuisance to nearby residential dwellings, assist in preventing a potential Public Health nuisance, and minimise the potential for adverse incidents, of which may result in formal enforcement action.

Highways Informatives

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

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)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

and ethnic or national origin)		
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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO
Has there been a declaration of interest made on this application? No Declarations Of Interest Made	YES	NO