

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	ER	02/01/2025
EIA Development - Notify Planning Casework Unit of Decision:	NO	
Team Leader authorisation / sign off:	MP	03/01/2025
Assistant Planner final checks and despatch:	ER	03/01/2025

Application: 24/01678/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Goodwin

Address: 39 The Street Kirby Le Soken Essex

Development: Householder Planning Application - Proposed garage/storage building.

1. Town / Parish Council

FRINTON AND WALTON TOWN COUNCIL RECOMMEND REFUSAL on the grounds that the proposal is not sympathetic to the setting of the Kirby le Soken conservation area and results in harm to its significance by intruding into key views from within the conservation area.

2. Consultation Responses

ECC Highways Dept
03.12.2024

The information provided with the application has been assessed by the Highway Authority and conclusions reached from a desktop study based on the submitted material and google maps. No site visit was undertaken in conjunction with this planning application. It is noted that the proposal does not alter either the vehicle access or turning area and the proposal will be constructed to the side of the property and will be set back 5.5-metres from the public highway and retains adequate off-street parking and turning at the front of the property, considering these factors:

The Highway Authority does not object to the proposals as submitted.

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

ii) Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials shall be provided clear of the highway.

iii) On the completion of the works, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the

appropriate statutory authority.

iv) 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.

Essex County Council
Heritage
04.12.2024

Built Heritage Advice pertaining to a Householder Planning Application for the erection of a detached single-storey garage/storage outbuilding upon land forward of the dwelling's principal elevation.

The site is situated immediately outside of the boundary of the Kirby-le-Soken Conservation Area and is occupied by two detached one-and-a-half storey dwellings that present as modern-built infill within the street scene. As such, the site is considered to be within the setting of the Conservation Area, and the proposed development has the potential to impact its significance through change within its setting.

Although there is no objection in principle to the erection of a new outbuilding at the site, this proposal is not supported as it is presented due to the harmful impact of its forward positioning to the setting of the Kirby-le-Soken Conservation Area.

Construction of these new dwellings under approval 19/01845/OUT has already compromised the connection with the countryside to the south that characterised this part of The Street, where there was once a gap in the linear development of the village. Therefore, it is now vital to maintain the both the sense of openness that the large frontages of Nos. 37 and 39 afford to street scene, and the verdant views of the trees to the west of the site, afforded by the set-back position of the houses. The positioning of the new outbuilding within the frontage of No. 37 would diminish these distinctive qualities.

The Conservation Area Appraisal describes how the prominent gables of the historic properties lining The Street are a distinctive feature of the west end of the village. One such property is the neighbouring property, Oak Tree Cottage, which is identified by the Conservation Area Management Plan as a positive building. It is also noted by the Conservation Area Appraisal that the most important views are gained looking either direction (west or east) from The Red Lion Public House, a Grade II Listed Building (List Entry No. 1111497) that is at the heart of the Conservation Area. During the site visit it was observed that the gable of Oak Tree Cottage's east facing elevation terminates this important view in the west direction. Owing to the setback of the new built dwellings and a bend in the road, they are not seen in this view and the focus has remained upon the neighbouring historic property Oak Tree Cottage. The proposed outbuilding will intrude upon this view. Therefore, although the proposed outbuilding sits outside of the Conservation Area boundary, its visual impact both at long-distance and closer range would be detrimental to this important view from within the Conservation Area looking out to its setting.

Oak Tree Cottage is considered to be a potential non-designated

heritage asset, given that it is of considerable age shown upon the Tithe Map 1836-1929, and the 2006 Conservation Area Appraisal singles the building out from others within the street for its unusual architectural merit (Photograph 6). During the site visit it was observed that little alteration has been made to the building since it was photographed for the Appraisal, and that the historic timber sash windows upon the east facing side elevation have been retained. As a prominent feature of important views within the Conservation Area, the building is also regarded to have landmark status within the street scene. The positioning of the sizable new outbuilding in this context will impede views of and detract from the gabled elevation of Oak Tree Cottage, and so will reduce the positive contribution this unlisted building makes to the character and appearance of the Conservation Area.

As such, Paragraph 209 of the NPPF is relevant on account of Oak Tree Cottage's potential significance as a non-designated heritage asset and the impact that the new outbuilding would have upon its setting, which is considered to cause an indirect affect upon its significance by diminishing its landmark status. The level of harm to the non-designated asset would be low.

The proposal is not sympathetic to the setting of the Kirby-le-Soken Conservation Area and results in harm to its significance by intruding into key views from within the Conservation Area.. The harm to the significance of the Conservation Area is 'less than substantial' and Paragraph 208 of the NPPF is relevant to decision-making. Whilst the scale of harm may be 'less than substantial' great weight should be given to the heritage asset's conservation in accordance with Paragraph 205, and Paragraph 206 directs that clear and convincing justification must be provided for any level of harm to the heritage asset.

To avoid causing harmful impacts to the identified heritage assets, and in consideration of the new outbuilding approved under 23/01689/FULHH within the rear garden of the modern built neighbour at No. 37, there is an alternative scheme which may be acceptable. The position of the approved outbuilding at No. 37 is considered to be an appropriate arrangement that does not intrude upon views. It is suggested that the proposed outbuilding be re-positioned to the west side of No. 39, not forward of its principal elevation, its size be amended so the outbuilding is single bay in width with a log store to the rear, and the design amended so the gable and the open fronted bay faces north onto The Street.

3. Planning History

19/00611/OUT	Proposal for 2no. dwellings.	Refused	12.06.2019
19/01845/OUT	Erection of two dwellings.	Approved	05.03.2020
21/01482/DETAIL	Reserved Matters Application of all details following Permission 19/01845/OUT for proposed erection of two dwellings.	Approved	01.12.2021
22/00978/DISCON	Discharge of conditions 9, (Written	Approved	02.08.2022

scheme of investigation) 10 (Archaeological fieldwork) and 11 (Post-excavation assessment) of application 19/01845/OUT.

22/01731/VOC	Application under Section 73 of the Town and Country Planning Act, to allow a variation of condition 1 (Approved Plans) of 21/01482/DETAIL to allow the use of Natural Slate instead of Sandtoft Clay on the roof of plot 1.	Approved	08.12.2022
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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

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
SP7 Place Shaping Principles

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

SPL1 Managing Growth
SPL3 Sustainable Design
LP3 Housing Density and Standards
LP4 Housing Layout
PPL8 Conservation Areas
CP1 Sustainable Transport and Accessibility
CP2 Improving the Transport Network

Supplementary Planning Guidance:
Essex Design Guide

Local Planning Guidance:
Essex County Council Car Parking Standards - Design and Good Practice

7. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a detached house located within the development boundary. The house is set back on its plot sharing its access with the neighbouring site of 37 The Street to the east. These houses are similar in appearance with one another with the neighbour at 37 already benefiting from an existing outbuilding to the side.

The site is situated immediately outside of the boundary of the Kirby-le-Soken Conservation Area.

Proposal

This application seeks planning permission for the erection of a detached garage/store building. The new building will measure 7m by 7.3m and be separated into two "bays", one for parking and the other as a log storage. The building will allow for one bay to be enclosed by barn style doors and for the other to remain open without a door. The building will measure 5.5m in height and be finished in black cladding with a brick plinth and clay tile hung roof.

Representations Received

Frinton and Walton Town Council recommend refusal on the grounds that the proposal is not sympathetic to the setting of the Kirby le Soken conservation area and results in harm to its significance by intruding into key views from within the conservation area.

One letter of support has been received.

Assessment

Visual Impact

Paragraph 135 of the NPPF (2024) 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.

The proposed addition will be sited forward of the existing house and therefore a noticeable addition from the public realm. Whilst the application house is set back from the front boundary the nearby neighbouring houses differ in terms of positioning on their plots. This is apparent by the neighbours to the west starting with 41 The Street which is positioned more forward on its plot and close to the highway. The proposed garage will be sited within 1m to this shared boundary and largely behind this neighbouring dwelling allowing for it to provide screening of the new building when approaching the site from the west and significantly reducing its impact upon the street scene.

The proposal will be orientated so that it is side facing, meaning views from straight on will only be of the side of the building, thereby hiding its scale and lessening its impact.

The plans show that only one of the bays will be fully enclosed, this approach will further reduce the buildings prominence onto public realms and views achieved from the east. This impact will be further lessened by the set back of the building from the front boundary.

It is also noted that the surrounding area does comprise of a variety of houses with many of them already benefiting from existing outbuildings either to the side and/or front which form part of the street scene. The proposal will be consistent with these.

The proposal will be finished in black boarding, brick plinth and clay tile hung roof which will match other outbuildings within the locale and is therefore considered suitable in this instance.

The proposal is therefore considered to be a suitable addition to the site which would not result in an adverse impact to the appearance/ character of the host dwelling or street scene.

Heritage Impact

Paragraph 210 requests that when determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy PPL8 of the Tendring District Local Plan 2013-2033 seeks to ensure that any new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area.

The site is not located within the conservation area for Kirby le Soken, however the boundary of the conservation area does wrap around the sites boundary as depicted by the purple line in the image below, and therefore the proposal will impact the setting of this protected area.



The ECC Heritage Team have been consulted as part of the application process and have raised significant concerns over the loss of existing open space to the front of the site which form a characteristic feature of the site and is an attributing factor to the setting of the nearby conservation area. They have also raised concerns over the impact of the proposal to the neighbour to the west "Oak Tree Cottage, 41 The Street", and overall consider the harm to be at a less than substantial level.

Whilst the ECC Heritage Team comments are noted and acknowledged, it is equally noted that the new building will be significantly set back from the front boundary, with its prominence reduced by partial screening via the neighbouring property sited to the west, which aids in reducing its prominence and impact to the setting of this area. The set back nature of the building and its orientation will also allow for sufficient open space to be retained at the front of the site, allowing it to retain much of its characteristically large setting. It is also noted that the design of the new building will match others within the area, which are also located within the conservation area.

The site referred to within the ECC Heritage comments of Oak Tree Cottage, 41 The Street is located on the edge of the conservation area and is not awarded special listing status. This neighbouring house is set off of the shared boundary, as is the application dwelling, and set further forward on its plot compared to the application dwelling. Given the forward setting of the proposal the new building will be seen in context with this neighbour when approaching from the east, but due to the buildings set back positioning behind this neighbouring dwelling, and that large open space which will be retained between it and the neighbour of 41 The Street, the new outbuilding is not considered to significantly invade views of this nearby neighbour and therefore its impact in this regard would be reduced.

In summary, whilst the proposal will be visible from the nearby conservation area, it is considered appropriate and proportionate to the site and its surroundings and therefore the level of harm to the setting of the conservation area would not be so significant to refuse planning permission upon in this instance.

Highway Safety

Paragraph 115 of the National Planning Policy Framework 2024 seeks to ensure that safe and suitable access to a development site can be achieved for all users, whilst Paragraph 109 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.

The Essex County Council Parking Standards states that where a house comprises of two or more bedrooms that 2no parking spaces should be retained which measure 5.5m by 2.9m per space. They also state that new garages should have an internal measurement of 7m by 3m.

The proposal will fall short of the requirements for garages as detailed above and will be sited upon part of the existing driveway. Despite this the driveway to the front of the house is large enough in size to accommodate the necessary off street parking spaces in line with the above standards.

The proposal will also be set back from the sites boundary and access and would therefore not result in a harmful impact to highway safety,

The ECC Highways team have no objections to the proposal.

Impact to Neighbours

Paragraph 135 of the National Planning Policy Framework (2024) 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 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.

The proposed outbuilding will be sited sufficiently away from the shared boundary of 37 The Street, preventing it from resulting in an adverse impact to the amenities of this neighbouring property.

The proposal will be most visible to 41 The Street to the West. This neighbour is notably set off of the shared boundary and further forward on its plot. The proposed garage will be set off of this shared boundary by 1m and set further back on site compared to this neighbour which would lessen the impact of the new building to occupants of this nearby property, preventing it from resulting in a significant impact to their amenities.

Ecology and Biodiversity

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. An informative has been imposed strongly encouraging the applicant to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Therefore, the development on balance, with consideration of the impact of the development and baseline situation on site, is considered likely to conserve and enhance biodiversity interests.

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 sq.m of habitat, or 5m of linear habitats such as hedgerow). This proposal is not therefore applicable for Biodiversity Net Gain.

In accordance with Natural England's standing advice the proposed development site and surrounding habitat have been assessed for potential impacts on protected species. It is considered that the proposal is unlikely to adversely impact upon protected species or habitats. 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

There have been no further representations made on the application.

Conclusion

The proposal is therefore considered to be compliant with national and local policy as assessed in the above report. In the absence of material harm resulting from the proposed development the application is recommended for approval.

8. Recommendation

Approval - Full

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.

GOOD-01 B - SITE AND BLOCK PLAN, FLOOR PLANS AND ELEVATIONS
PLANNING AND HERITAGE STATEMENT - REC 18/11/2024

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 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the outbuilding hereby approved for purposes incidental and ancillary to the principal dwelling known as 39 The Street, Kirby Le Soken, Essex, CO13 0EG, (or as may be renamed in the future) and does not permit the use of the approved outbuilding as a separate household unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed outbuilding would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the principal dwelling, there is potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

NOTE/S FOR CONDITION

Unless otherwise stated, this condition applies to the site outlined in red and to all new development that forms any net increase in residential accommodation and may include change of use of buildings, change of use of land for the siting of caravans or similar, new buildings and extensions.

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.

Ecology 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 Informatives

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.

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ii) Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials shall be provided clear of the highway.

iii) On the completion of the works, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

iv) 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
Has there been a declaration of interest made on this application? No Declarations Of Interest Made		NO