

## **DELEGATED DECISION OFFICER REPORT**

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
Planning Officer recommendation:	CC	11.06.2025
EIA Development - Notify Planning Casework Unit of decision:	N/A	
Pre-commencement condition agreement:	N/A	
Team Leader authorisation / sign off:	AN	11/06/25
Assistant Planner final checks and despatch:	ER	12/06/2025

**Application:** 25/00575/FUL **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr R Napthine

**Address:** Ashfield Crown Lane North Ardleigh

**Development:** Planning Application - Change of use of pasture land to residential land and erection of tractor/implement shed and games room outbuilding, and associated new driveway.

### **1. Town / Parish Council**

Ardleigh Parish Council      Ardleigh Parish Council does not object to the proposed tractor/implement shed, games room outbuilding and associated infrastructure.

The Council requests that a condition be placed stating these are to be used only for the purpose stated on the application form and may not be used for current or future conversion to residential or dwelling purposes.

### **2. Consultation Responses**

Tree & Landscape  
Officer  
01.05.2025

The application site is set to grass and is well treed. It currently appears to form part of the residential curtilage of Ashfield. Collectively the trees on the application site have a positive impact on the character and appearance of the area.

In terms of the potential impact of the outbuilding on trees, on the land, the position of the proposed outbuilding is such that there will be adequate separation between the building and trees so that its construction will not adversely affect any trees.

The trees and boundary hedgerow, on the application site, currently provide a good level of screening.

Regarding the position of the proposed access to the new building this has the potential to have an adverse impact on two trees, a Horse Chestnut (T4) and an Oak (T3), close to the existing dwelling.

The Horse Chestnut is situated to the south of the new access and the Oak to the north. As the access road appears to run through the Root Protection Areas (RPA's) of both trees its construction has the potential to adversely affect tree roots.

In this regard the application contains information in a brief tree report that specifies specialist construction techniques incorporating the use of 'No Dig' construction techniques and cellular confinement systems that will avoid causing damage to the roots of trees potentially affected by the access road.

This information is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations.

In terms of the proposed change of use of the land the proposed position of the building and surrounding grassed area appears to be included in the residential curtilage of the host property.

Taking into account the enclosed nature of the application site it is considered that little, if any, harm will be caused to the local landscape character as a result of the implementation of the proposed development.

ECC Highways Dept  
07.05.2025

The information that was submitted in association with the application has been fully considered by the Highway Authority. 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**

98/00229/FUL	Erection of a conservatory	Approved	20.03.1998
05/00840/FUL	Two storey side extension with single storey fronted bay including shower room, study, bedroom.	Approved	25.10.2005
80/00408/FUL	First floor extn and related alterations	Approved	07.05.1980
09/00633/FUL	Two storey side and rear extensions. Construction of dormers in roof and removal of pitched roof over existing front bay and replacement with flat roof.	Approved	27.08.2009
17/30008/PREAPP	Proposed detached 2 storey dwelling for elderly relatives.	Refused	23.02.2017

18/00909/FUL	Single storey side extension with balcony.	Approved	01.08.2018
23/00702/FULHH	Proposed erection of an outbuilding.	Withdrawn	18.08.2023

#### **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>

The weight that can be attributed to any emerging or draft neighbourhood plan, can be understood as follows:

- Stage 1: Designated neighbourhood area (Limited Weight)
- Stage 2: Preparing a draft neighbourhood plan (Limited Weight)
- Stage 3: Pre-submission publicity and consultation (Limited Weight)
- Stage 4: Submission of a neighbourhood plan (Limited Weight)
- Stage 5: Independent Examination (Limited/Significant Weight)
- Stage 6: Referendum (Significant Weight)
- Stage 7: Adoption by LPA (Full Weight)

The site is located in the parish of Ardleigh and therefore the Ardleigh Neighbourhood Plan is relevant. The Ardleigh Neighbourhood Plan, and any relevant policies therein, can be understood as reaching Stage 7 in terms of the weight that can be attributed to it in the decision-making process.

Any relevant policies have been considered as part of the officer assessment below.

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

##### **National:**

National Planning Policy Framework 2025 ([NPPF](#))

National Planning Practice Guidance ([NPPG](#))

##### **Local:**

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (adopted January 2021)

SP 3 Spatial Strategy for North Essex

SP 7 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

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

## **7. Officer Appraisal (including Site Description and Proposal)**

### Application Site

The application site comprises 'Ashfield', a substantial residential property situated outside the designated settlement development boundary, as defined in the Tendring District Local Plan. The property occupies a generous plot and features a brick-built dwelling, complemented by a large, flat-roofed garage attached to the northwest elevation.

Access to the site is available via Crown Lane North and Lodge Lane, both leading to a gravel driveway positioned at the front of the residence. The surrounding grounds are predominantly laid to lawn and are enhanced by a variety of mature trees and shrubs leading to Ardleigh reservoir and along the site boundaries.

### Proposed Development

This application is seeking full planning permission for the change of use of pasture land to residential land and erection of Tractor / Implement shed and games room outbuilding and associated new driveway.

This application follows the withdrawal of application 23/00702/FULHH, where it was highlighted by Officers that the proposed location of the outbuilding falls outside of the previously approved red line plan under application 18/00909/FUL, meaning a change of use of the land to residential is required. Officers also suggested the outbuilding be located in closer proximity to the host dwelling. The current application has followed the advice accordingly.

### Assessment

#### Design and Appearance

Paragraph 131 of the NPPF states: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 adds planning decisions should ensure that developments are visually attractive as a result of good architecture, and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Local Plan Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to ensure all new development makes a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met: new alterations are well designed and maintain or enhance local character and distinctiveness; and the development relates well to its site and surroundings particularly in relation to its siting, height, scale, design and materials.

Local Plan Policy PPL3 states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance.

#### Proposed Outbuilding;

The proposed outbuilding will be located towards the north-west of the site, it will be largely shielded from the public views of the area by the mature trees and shrubbery along the site boundaries, however it may be slightly visible from the site access points.

The outbuilding is of a single storey nature, constructed in an 'L' shape. It will measure a maximum of 13.2 metres deep by 11.7 metres wide, with an overall height of 5.1 metres. The site is able to comfortably accommodate the proposed outbuilding whilst retaining plenty of private amenity space and avoiding appearing over developed. The outbuilding will be located 24m from the host dwelling, the positioning is so that the outbuilding achieves the best far-reaching views across the pasture land and across Ardleigh Reservoir, whilst avoiding blocking these views from the house. The positioning of the outbuilding in relation to the host dwelling is considered to appear subservient. A condition will be included to ensure the use of the building remains ancillary to the host dwelling and cannot be used as separate accommodation.

The outbuilding will be finished in sawn oak feather edge boarding to the external walls with clay plain roof tiles. The windows and doors will be black coated aluminium. The building will also feature a paved terraced area and can be accessed via a gravel driveway, both elements will match the appearance of the existing terraced and driveways areas of the host site. The outbuilding is considered to be of an acceptable design and appearance, in keeping with the nature of the host site and its locality.

#### Change of Use of Pasture Land to Residential;

It is proposed to increase the residential garden area (currently 0.336Ha) by 0.189Ha to give an overall residential curtilage of 0.525Ha. It is proposed to separate the boundary between pastureland and garden land with a 1.2 metre post rail and fence. The extended residential curtilage will remain laid to lawn and open in nature to relate to the adjacent pastureland. The existing pastureland is well kept and holds the appearance of residential curtilage / garden area. The change of use of the land to residential is therefore considered to have minimal impacts on the visual amenities and character of the area.

A condition is included restricting the permitted development rights of the residential land to ensure no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected except pursuant to the grant of planning permission on an application made in that regard. This will allow for the planning authority to maintain control over the scale, design and positioning of any new structures, which might otherwise be introduced without oversight under permitted development rights. This is particularly important given the open rural nature of the area and the size of land involved, ensuring the development remains in harmony with the surrounding environment.

#### Impact on Neighbouring Amenities

The NPPF, Paragraph 135, states that planning should always seek to secure a high standard of amenity for all existing and future occupants of land and buildings. In addition, Policy SP7 of the adopted local plan states that all development should protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022).

The application site is situated in a rural location, with no neighbouring properties in close proximity to the host dwelling or proposed development. As such, the proposal is considered to have no impact on residential amenity.

The proposed outbuilding is single storey in height, which ensures there is no significant risk of overlooking or loss of privacy. Furthermore, the substantial separation distance between the proposal and nearby residential properties eliminates any potential for loss of light or outlook.

The proposed change of use from pastureland to residential is not anticipated to generate noise levels beyond those typically associated with the existing residential use of the host site. Overall, the proposal is deemed acceptable in terms of its impact on residential amenity.

### Ardleigh Neighbourhood Plan

The site is located in the parish of Ardleigh and therefore the Ardleigh Neighbourhood Plan is relevant. The Ardleigh Neighbourhood Plan, and any relevant policies therein, can be understood as reaching Stage 7 (full-weight) in terms of the weight that can be attributed to it in the decision-making process.

Policy GDP - General Approach to Development, of the neighbourhood plan states that development that is located outside of the settlement development boundary and outside the Tendring Colchester Borders Garden Community, new development will not generally be permitted unless it is consistent with all other relevant development plan policies and is appropriate in scale and impact to its location and context. The application site is located outside of any defined settlement development boundary, however the proposed development is considered to be of a design, scale and appearance in keeping with the host site and its locality. The proposal is therefore consistent with Policy GDP.

Policy EP – Natural, Built and Historic Environment of the neighbourhood Plan states that development will be supported provided its design is of a high quality and takes account of the Village Design Statement, paying particular attention to appropriate siting, layout, form and scale, relationship to surrounding development and impact on important landscape features. It does not result in a harmful urbanising effect on a rural lane or street and no urban intrusion into currently tranquil areas. There is no loss of good quality green landscape features and all new green landscape features are of appropriate local or native species. The proposed development is considered to be of an appropriate size and scale and design in relation to the application site and its locality. The proposal is of a minor nature, not resulting in any urbanisation of the rural area with no loss of good quality green landscape features and all new green landscape features are of a native species. The proposal is therefore consistent with Policy EP of the Neighbourhood plan.

The proposal is therefore consistent with the Ardleigh Neighbourhood Plan.

### Habitats, Protected Species and Biodiversity Enhancement

#### Ecology and Biodiversity

##### 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. 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

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).

De minimis exemption:

“4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and

(b) less than 5 metres in length of onsite linear habitat.”

The biodiversity gain planning condition does not apply to this change of use application because the proposal does not impact an onsite priority habitat. The proposal is small scale, involving the change of use of land to residential garden and no habitats would be lost or degraded. The land is well-kept with mowed grass, therefore less than 25 square metres of onsite habitat will be affected by the proposal. Furthermore the proposed building is an ancillary householder building.

### Protected Species

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.

### BNG and Ecology 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.

### Highway Safety

Essex County Council Highways have been consulted on this application, their comments can be viewed in full above. They have raised no objections to the proposed development.

The existing vehicular access remains unaltered, with an additional driveway proposed for vehicular access to the proposed outbuilding. The proposal otherwise has no impacts on the existing generous parking provisions and does not cause a need for additional parking. Officers therefore deem the proposal acceptable in terms of highway safety.

### Trees and Landscape

Tendring District Council's Tree and Landscape Officer has been consulted on this application. their comments can be viewed in full above, and have been summarised here.

The Landscape Officer has confirmed that the proposed outbuilding is sufficiently distanced from nearby trees, so its construction will not negatively impact them. However, the proposed access route may affect two trees—a Horse Chestnut and an Oak—as it passes through their root protection areas. To mitigate this, the application includes a tree report outlining the use of specialist "No Dig" construction methods and cellular confinement systems designed to protect the tree roots during access construction. This information is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations.

In terms of the proposed change of use of the land the proposed position of the building and surrounding grassed area appears to be included in the residential curtilage of the host property. Taking into account the enclosed nature of the application site it is considered that little, if any,

harm will be caused to the local landscape character as a result of the implementation of the proposed development.

### Representations

Ardleigh Parish Council does not object to the proposed tractor/implement shed, games room outbuilding and associated infrastructure. The council request that a condition be placed stating that these are to be used only for the purpose stated on the application form and may not be used for current or future conversions to residential or dwelling purposes.

Officer Response – A condition is attached ensuring that the use of the outbuilding remains ancillary to that of the host dwelling.

No other letters of representation have been received.

### Conclusion

The proposed development is consistent with the above mentioned national and local planning policies. In the absence of material harm the proposal 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.

- Site Plan - Received 04.04.2025
- Drawing No. 2501/02 - Proposed Site Plan
- Drawing No. 2501/03 - Proposed Elevations and Floor Plans
- Drawing No. AS2454-01 - Topographical Survey
- Drawing No. LSDP2412.01 - Tree Survey
- Drawing No. LSDP2412.02 - Landscape Plan



- Design and Access Statement - Received 04.04.2025

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 Ashfield, Crown Lane North, Ardleigh (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

4 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS BUILDINGS, STRUCTURES AND ENCLOSURES

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected except pursuant to the grant of planning

permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

## **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:**

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)

## **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