

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 19th March 2018

Application No:	HPK/2017/0518	
Location	Woods Mill, Milltown, Glossop	
Proposal	Variation of conditions 21, 44 and 45 of HPK/2015/0571	
Applicant	M M Ryan, Glossop Land Limited	
Agent	Mr C Smith, Plan A (North West) Limited	
Parish/ward	Howard Town	Date registered 15 th September 2017
If you have a question about this report please contact: Jane Colley, Jane.Colley@highpeak.gov.uk Tel: 01298 28400 ext. 4981		

REFERRAL

This application has been brought before the Development Control Committee as it involves a variation to a number of planning conditions imposed on a major development.

1. SUMMARY OF RECOMMENDATION

Approve, subject to the completion of a Deed of Variation to the completed Section 106 agreement and amended conditions
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2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site covers 2.4 hectares and spans Glossop Brook, stretching between the existing Howard Town Mill development and Milltown. The eastern part of the site was formerly dominated by Woods Mill, a substantial multi-storey traditional mill building, which has been demolished pursuant to planning application HPK/2015/0442. The western part of the site comprises a number of retail and commercial properties, under used land and derelict buildings. The land to the south of the Brook was formerly a scrap yard.

2.2 Planning consent was granted, ref HPK/2015/0571 in July 2016 for a new supermarket, the refurbishment of the existing retail units to the western section of the site and 57 dwellings. Works have commenced at the site in respect of the dwellings.

2.3 The site currently takes access from a number of different points. The retail units at the western end of the site take access from Victoria Street through Howard Town Mills; the commercial properties within the middle of the site are accessed from Mill Street and there is an

additional vehicular access into Woods Mill from Milltown. There are no Public Rights of Way through the site.

2.4 The site lies within an area of mixed retail, commercial and residential use at the heart of Glossop. The whole of the site falls within Howard's Town Mill Conservation Area whilst the western part of it also lies within Glossop town centre boundary.

2.5 The site lies within Flood Zones 1, 2 and 3.

3. DESCRIPTION OF THE PROPOSAL

3.1 This application seeks consent to vary three planning conditions imposed under HPK/2015/0571 relating to the timing of the construction of the estate roads serving the residential element of the scheme (condition 21), the approved plans (condition 44) and the timing for the submission of public realm facilities (condition 45). The full wording of the conditions and the changes proposed are as follows:

3.2 Approved condition 21 relates to the timing of when the estates roads are to be constructed and states:

21. The carriageways of the proposed estate roads serving the residential development shall be constructed in accordance with Condition 20, up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from the roads. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months from the first occupation of the dwellings unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016.

3.3 Works have already commenced on the construction of the residential dwellings without the necessary roads having being constructed to road base level. The applicant states that this has been necessary due to extensive ground works to satisfy the requirements of the archaeology conditions (conditions 32 and 33) and the remediation works (condition 9-12). In addition, the applicant also identifies that in order to comply with the Section 106 agreement, which requires a minimum of 18 dwellings to be constructed prior to the commencement of development on the supermarket, contractually, the supermarket will not commence until the requirements are the Section 106 have been met. Therefore the works which have commenced to date are in breach of condition 21. It is therefore proposed that condition 21 be reworded:

3.4 The following new condition is therefore proposed:

The carriageways of the proposed estate roads serving the residential development shall be constructed in accordance with Condition 20, up to and including at least road base level, prior to the occupation of any dwelling intended to take access from the roads. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months from the first occupation of the dwellings unless otherwise agreed in writing by the Local Planning Authority.

3.5 Condition 44 of HPK/2015/0571 relates to the approved plans and states:

44. The development hereby permitted shall be carried out in accordance with the following approved plans on the plan schedule dated 6th June 2016.

Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3.6 The applicant now proposes to amend this condition with a new schedule of plans which show the following changes:

- a) Plots 26, 27, 45 and 55 – change to house type from A1/2 to A3. This change will increase the number of bedrooms within these units from 3 bedrooms to 4 bedrooms.
- b) Plots 46 and 57 – Removed in their entirety from the scheme. This has been necessary as these plots are not viable due to the need for substantial retaining structures.
- c) Garages serving plots 54 and 55 (formerly plots 55 and 56) amended from attached single garages to detached single garages.
- d) Removal of footpath link located between plot 45 and Glossop Brook

3.7 The effect of the above changes will reduce the overall number of residential units from 57 to 55. It is therefore proposed that condition 44 be reworded:

44. The development hereby permitted shall be carried out in accordance with the following approved plans on the plan schedule dated 8th March 2018.....

3.8 Condition 45 states:

45. Within 3 months of the commencement of development, a scheme for the provision of all lighting columns, signage, refuse bins and any public realm facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size and a timetable for the construction of the facilities. Thereafter the development shall be completed strictly in accordance with the approved details.

Reason: In the interests of a safe and accessible environment and in accordance with Policy EQ6 of the High Peak Saved Local Plan 2016.

3.9 To date the applicant has not sought to discharge this condition, despite having commenced development. The applicant advises that details for the public realm or street furniture have not been provided by the end user of the supermarket and therefore they have been unable to comply with this condition. Therefore, following discussions with officers it is proposed to amend the wording of this condition.

3.10 The following new wording is proposed:

45. Prior to the commence of any development in phases 7 and 8, as agreed under condition 6, a scheme for the provision of all lighting columns, signage, refuse bins and any public realm facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size and a timetable for the construction of the facilities. Thereafter the development shall be completed strictly in accordance with the approved scheme and prior to the first occupation of the development identified in phases 7 and 8.

3.11 Under the terms of approved condition 6 of HPK/2015/0571 (Phasing details) phases 7 and 8 relate solely to the areas associated with the supermarket and the existing commercial units which are to be refurbished and extended (former Bulldog Fashion complex of buildings). Therefore the effect of this change of wording to condition 45 would be to allow the residential element to continue, but would not permit the construction of the retail elements until the public realm facilities were agreed, and installed prior to first occupation.

3.12 The application, the details attached to it, including the plans, comments made by residents and the responses of the consultees can be found on the Council's website at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=218930>

4. RELEVANT PLANNING HISTORY

4.1 The following is a summary of the relevant planning application relating to the site.

HPK/2015/0571	Proposed Demolition of existing buildings and structures and erection of 2,470sqm Class A1 retail unit, refurbishment of existing retail unit and extension to provide 155sqm additional	Approved 1/7/2016
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	Class B1 offices and 594sqm additional Class A1 retail floor space, erection of 57 dwellings, associated access including new bridges, car parking, landscaping and associated works.	
HPK/2015/0442	Demolition of dangerous buildings known as Woods Mill	Approved 26/10/2015
HPK/2015/0125	Proposed Demolition of Former Mill Buildings, Associated Structures and other Buildings to enable redevelopment to provide up to 3,372 sqm gross additional Class A1 retail floorspace (at ground level), up to 447sqm gross additional Class B1 Office Floorspace and 54 Dwellings, with provision of site accesses to include new bridge, car parking and landscaping and other associated works	Refused 28/7/15
HPK/2014/0408	Proposed demolition of former mill buildings to redevelop the site to provide Class A1 retail floorspace; Class B office floorspace and 54 dwellings. Provision of site accesses and including new bridge, car parking and landscaping and associated works.	Withdrawn

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan Submission 2016

- S1 – Sustainable Development Principles
- S1a – Presumption in Favour of Sustainable Development
- S2 – Settlement Hierarchy
- S5 – Glossopdale Sub-Area Strategy
- EQ1 – Climate Change
- EQ6 – Design and Place Making
- EQ7 – Built and Historic Environment
- EQ9 – Trees, Woodland and Hedgerows
- EQ10 Pollution Control and Unstable Land
- EQ11 – Flood Risk Management
- H1 – Location of Housing Development
- H3 – New Housing Development

CF1 – Retail and Town Centres
 CF3 - Local Infrastructure Provision
 CF6 – Accessibility and Transport
 CF7 – Planning Obligations and Community Infrastructure Provision
 DS1 – Woods Mill, Glossop

Supplementary Planning Guidance

Adopted Glossop Design and Place Making Strategy (SPD) 2011, including a Design Brief for Woods Mill Area.
 Glossop Conservation Areas Character Appraisal 2006
 Residential Design Guide SPD 2005
 Planning Obligations SPD 2005

National Planning Policy Framework

Paragraph 17: Core Principles
 Section 1: Delivering sustainable development
 Section 2: Ensuring the vitality of town centres
 Section 6: Delivering a wide choice of high quality homes
 Section 7: Requiring good design
 Section 10: Meeting the challenge of climate change, flooding and coastal change
 Section 11: Conserving and enhancing the natural environment
 Section 12: Conserving and enhancing the historic environment
 Paragraphs 196, 216

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 31/10/17
Neighbour letters	Expiry date for comments: 25/10/17
Press notice	Expiry date for comments: N/A

Neighbours

Two letters of comment have been received stating:

- To a layman these plans are meaningless, how will it effect residents and for how long?
- Will residents in Mill St have to park elsewhere?
- It looks like the access to housing will only be from Milltown, whereas the original plans had access in via Mill St and access out by Milltown.
- The only access to the Lidl supermarket will be via Mill St and not through the existing retail park, this will make this area very busy and getting back onto the High St a problem. The old plans made much more sense.

- Cars come down Cross Cliffe very fast so the entrance/exit is dangerous.

Consultee	Comment	Officer response
DCC Highway Authority	<p>The proposed road infrastructure serving the development does not meet the criteria required to be considered for adoption by the Highway Authority and therefore will remain private. In terms of the proposed amended to the conditions:</p> <p>Condition 21 - There is no perceived impact on the operation of the existing highway by the proposed variation.</p> <p>Condition 44 – The new estate road are to remain private although I trust you will ensure that the level of off street car parking complies with your Authorities standards as any under provision will be likely to result in vehicles parking in a manner that may obstruct areas dedicated to manoeuvring, thereby leading to overlong/awkward reversing in the carriageway. The Highway Authority’s current guidance recommends that any private roads/driveways serving in excess of 5 no. dwellings are laid out to adoption standards. A carriageway width of 4.2m with a 1.8m width footway to one side only would mean that cul-de-sac 3 would be substandard to current recommendations.</p> <p>Condition 45 – There are no apparent highway implications.</p>	
DCC County Archaeologist	<p>The proposed alterations will have no additional archaeological impact. I recommend that any new consent is subject to the same archaeological conditions as the existing consent, except where previously discharged.</p>	
Environmental Health Officer	<p>No observations to make.</p>	
Arboriculture Officer	<p>With respect to the highway amendments to the south of Glossop Brook, the trees to</p>	

	<p>be retained are generally poor and some selected felling and replacement will need to be agreed in this area. This was discussed on site and should be formalised.</p> <p>On this basis I see no Arboricultural objection to tree removal in this area as long as a high quality landscaping scheme is provided including tree replacement where suitable.</p>	
High Peak Access Group	<p>After looking at the details of the request for an extension to comply with the conditions of the planning approval, we feel that whilst there is justification for an extension to allow for the proper preparation of detailed proposals on the external landscaping we feel that it is not appropriate to allow the extension to run until prior to occupation as this would allow the works to be completed without the proposals being submitted for comment prior to starting the landscape works on site. We consider that the extension should only be allowed for the period prior to commencement of construction of the retail unit.</p>	

7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Procedural Matters

7.1 Section 73 of the Town and County Planning Act 1990 allows for an application to be made to vary or remove planning conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. There is no statutory definition of “minor material amendment” however, it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

7.2 It is therefore necessary to consider whether the changes proposed are a minor material amendment to the development and whether they substantially differ in scale and nature to the development approved in addition to considering whether planning permission for the development should be granted subject to conditions which differ from those previously approved.

Planning Policies

7.3 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.4 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the High Peak Local Plan 2016.

7.5 Paragraph 14 of the National Planning Policy Framework (NPPF) explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay; or where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

7.6 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

Principle of Development

7.7 Policy DS1 of the adopted Local Plan sets out the Council's vision for Woods Mill Regeneration Area, seeking to deliver a vibrant mix of uses which will complement existing development and contribute towards the vitality and viability of the town centre. The Council, in approving the previous application considered that the use of the site for a new supermarket, residential development, refurbishment of the existing retail units and public open space met the requirements of Policy DS1 and the Glossop Design and Place Making Strategy Supplementary Planning Document (SPD), including the Design Brief for the Woods Mill Area. Although this current application seeks to amend the wording of three conditions, it does not change the fundamental approach to the redevelopment of the site for a variety of mixed uses, thus continuing to contribute towards the environmental, social and economic regeneration of this part of Glossop.

Design and Impact on the and Conservation Area

7.8 The site lies within the Howard Town Mills Conservation Area which was designated in 2003 to protect the area's industrial heritage. The

Conservation Area stretches from Victoria Street eastwards and includes Howard Town Mill, Woods Mill and Eastern Mill all part of the Howard Town Mill complex developed by John Wood in the 19th Century. Over the years, many of the buildings making up the complex, which was one of the largest integrated cotton mills in England, have been demolished. The main surviving parts are Howard Town Mill (now converted into a budget hotel, retail and residential use), and the remnants of some former weaving sheds and administrative buildings east of Milltown.

7.9 Section 72 of the Town and Country Planning (Conservation and Listed Buildings) Act 1990 places a statutory duty on the Local Planning Authority (LPA) to pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas. This duty is embodied in the NPPF which requires the LPA to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets. Paragraph 126 of the NPPF advises that Local Planning Authorities should:

“recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.”*

7.10 The application sets out a number of changes, under condition 44, to the layout and appearance of some of the residential units. No changes are proposed in respect of the supermarket or refurbished retail units.

7.11 To the south of Glossop Brook, the approved plans show a total of 13 semi and detached units. It is now proposed remove two plots from this area, plots 46 and 57, which comprises a semi detached and a detached property. The semi detached house would be replaced with a single dwelling. The revised layout also shows the replacement of two co-joined garages serving plots 55 and 56 (now plots 54 and 55) with two detached garages. The applicant explains that plot 46 has been removed due to the proximity to an existing sewer and plot 57 removed due to the need to install significant retaining structures required to built this property.

7.12 The plans also show the replacement of approved house type A1 at plots 45 and 55, with house type A3, a detached property containing four bedrooms. Similarly Plots 26 and 27 located to the north of Glossop Brook would be replaced with house type A3. Overall all four properties would increase the number of bedrooms from three to four, with roof space bedrooms served by roof lights.

7.13 In terms of visual impact, the replacement house type would match the design approach found elsewhere on the site and therefore reflect what has already been granted planning permission. None of the changes proposed, including the loss of two units to the south of the Brook and the amendments to the garages would harm the character of the conservation area, indeed these changes would continue to preserve and enhance the heritage asset and relate well to the other dwellings in this location.

7.14 It is therefore considered that the proposed minor amendment change would not be of a scale or nature which would result in a development which is substantially different to that previously approved. Consequently the proposed changes to the layout are minor-material amendments that can be appropriately considered pursuant to the current application. Furthermore, the proposed house type changes would continue to preserve the heritage asset in line with adopted Policies DC1 and EQ7, the Glossop Design and Place Making Strategy Supplementary Planning Document (SPD) and Design Brief for the Woods Mill Area and are therefore acceptable in design and conservation terms.

Amenity

7.15 Policy EQ6 of the adopted Local Plan seeks to ensure that new development achieve a satisfactory relationship to adjacent development taking into account factors such as overlooking, privacy and overshadowing. The changes to the proposed to the houses would not have any adverse impact on any existing residential properties. Plots 26 and 27 (located to the north of Glossop Brook) are integral to the residential development on this side of the Brook and would not have any impact on any surrounding residential properties in the wider area. The plots are positioned 20m from the rear elevations of plots 15-18 and whilst slightly below the Councils privacy standards of 21m, it not uncommon in an urban environment. In terms of plot 55 it has no windows located in its rear elevation and therefore would not cause any overlooking towards Bank Cottage. Plot 43 has no direct relationship with any existing residential property. It is therefore considered that the minor material amendment would result in a development which is substantially differ in scale and nature to the development previously approved and it meets the requirements of Policy EQ6 in terms of amenity.

Access and Highway safety

7.16 Policy CF6 seeks to ensure that new development can be safely accessed and car parking levels in accordance with the car parking guidance contained at Appendix 1 of the adopted Local Plan. The proposed means of vehicular access into the site remain as approved in July 2016, there are not proposals to amend this. Access would be gained via the Howard Town Mill complex, Mill Street and Milltown.

7.17 The applicant initially proposed to reduce the width of the road serving the residential units to the south of Glossop Brook. Following the comments of the highway authority, the road layout has been amended back to that approved under HPK/2015/0571. The road continues to have a width of 5m with a 2m wide footway.

7.18 As noted above the proposed revised house types would increase the number of bedrooms from 3 to 4 bedrooms for each of the four plots. Appendix 1 of the adopted Local Plan, provide guidance for levels of car parking advising that 4 bedroom properties should have 3 off road parking spaces. Each of the plots would have two designated off road car parking spaces, including garages, resulting in a shortfall of one space per unit. Whilst below the recommended parking levels, the site is located in a high sustainable location, with good access to social, cultural and community facilities and alternative modes of transport. Therefore, in this case, it is considered that the below level of car parking provision is acceptable.

7.19 The proposed revisions to condition 21 would require the roads to be constructed up to base course level prior to the occupation of the dwellings. The original condition required the road to be constructed up to base course level prior to the commencement of the erection of any dwelling. Thereafter, the final surface of the road would need to be installed within 12 months from the first occupation of the dwelling, which would be the same trigger point as originally set out in the condition. Whilst condition 21 has already been breached because the applicant has commenced the construction of the dwellings, the effect of the revised wording to this condition, would still require the final surface to be installed within 12 months of the first occupation of the dwellings. The revised wording is considered to be reasonable and enforceable and would continue to allow the construction of the dwellings, whilst ensuring that the final road surface would be installed within a reasonable time period.

7.20 The amendments proposed are considered to be minor-material amendments that do not result in a development which is substantially different in scale or nature to the development approved and meets the requirements of Policy CF6 with regard to highway safety.

Public Realm Facilities

7.21 Policy EQ6 of the adopted Local Plan states that new developments should be designed to ensure that buildings and external spaces can be access by everyone, including disabled people.

7.22 Condition 45 was imposed on the original planning consent to ensure that any public realm facilities, including lighting columns, signage, bins and other facilities were designed into the scheme at an earlier stage to achieve good accessibility throughout the site for those with mobility problems. The applicant initially proposed an amendment to this condition requiring the details to be agreed prior to the occupation of the retail element of the scheme. However officers considered that this revised wording would defeat the purposes of ensuring that public accessibility was designed into the scheme at an early stage.

7.23 The proposed rewording of condition 45 would ensure that none of the commercial element of the wider scheme could be constructed until details of the public realm facilities were submitted to and approved by the Local Planning Authority, in consultation with High Peak Access. However it would allow the continuing build out of the residential element of the scheme. This balance is considered to be reasonable and fair, allowing works to continue whilst ensuring that the external spaces and public realm facilities serving the retail element is considered early in the design process. The revision sought to condition 45 is considered to be a minor material amendment to the approved scheme and would not result in a proposal which would substantially differ from the existing outline consent.

Other Matters

7.24 The original planning consent was the subject of a section 106 agreement which secured:

1. £15,000 towards the investigation and implementation of any highway works and/or traffic regulation order(s)
2. £5,000 towards the approval and monitoring of a travel plan relating to the occupation of the dwellings; and
3. £5,000 towards the approval and monitoring of a travel plan relating to the site of the supermarket; and
4. The construction of the Riverside Walk prior to the occupation of the supermarket or any dwelling (except any dwelling accessed from Mill Street).
5. The management and maintenance of the Riverside Walkway.

7.25 If approved, a deed of variation to the section 106 agreement would be required to the link any new consent to these requirements.

8. PLANNING BALANCE AND CONCLUSIONS

8.1 The development of the site has been accepted by the granting of the planning permission in July 2016. The changes proposed are considered to be minor amendments to the approved scheme and would not result in a development which would substantially differ from the original planning consent. Therefore it is considered that a fresh application is not required and can be dealt with via the Section 73 process. Whilst the number of houses to be delivered at the site has decreased to 55 the revised plans and amendments to the timings of the conditions do not substantially differ from that previously approved.

8.2 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

8.3 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the High Peak Local Plan 2016. The development would meet Policies DS1, H1 and H2 of the Development Plan.

8.4 The wording proposed by the applicant for conditions 21, 44 and 45 would enable the revised plans to be referred to and the amended timings for the delivery of the final surface of the roads and detailed design for the public realm facilities to be secured. Moreover the precise wording for these conditions would meet the tests identified at paragraph 206 of the NPPF, being necessary, relevant to planning, enforceable, precise and reasonable.

8.5 The revised layout and design of housing is considered to be acceptable in highway safety terms, layout, amenity and the impact on the designated heritage asset.

8.6 There are no other planning issues are raised. Accordingly, the proposal is considered to be sustainable development under the terms of the NPPF, and complies with Policies S1, S1a, S2, S5, DS1, EQ6, EQ7, H1, H2, CF6 and CF7 of the High Peak Local Plan 2016 which seek provide sustainable development. It therefore benefits from the presumption in favour and accordingly is recommended for approval.

9. RECOMMENDATIONS

A. That approval be GRANTED subject to:

- a. A Deed of Variation to the Existing Section 106 Agreement attached to planning consent HPK/2015/0571 to reference the new consent**

- b. Repetition of the same conditions attached to outline consent HPK/2015/0571 and compliance with any conditions agreed by a discharge of condition application.
- c. Amendment to conditions 21, 44 and 45 of planning consent HPK/2015/0571 to reference the amended plans and wording.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/ informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager - Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Site Plan

