

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**Date 20<sup>th</sup> January 2020**

<b>Application No:</b>	HPK/2019/0280	
<b>Location</b>	Land Between 15 and 23 Batham Gate Road, Peak Dale	
<b>Proposal</b>	27 residential dwellings and new access road	
<b>Applicant</b>	Southworth Construction	
<b>Agent</b>	RPS Design Group Ltd	
<b>Parish/ward</b>	Wormhill and Green Fairfield Parish / Limestone Peak Ward	<b>Date registered</b> 27 <sup>th</sup> June 2019
<b>If you have a question about this report please contact:</b> Mark Ollerenshaw, Tel. 01538 395400 extension 4921, mark.ollerenshaw@highpeak.gov.uk		

**REFERRAL**

This application has been brought before the Development Control Committee because it is a major development.

**1. SUMMARY OF RECOMMENDATION**

**Approve, subject to the completion of a Section 106 Agreement and conditions.**

**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The site comprises 0.84 hectares of grazing land within the built up area boundary of Peak Dale. The site lies within the landscape character type 'Plateau Pastures' which is generally an open and unwooded landscape defined by dry stone walls and pasture. The site itself is of open character; gently sloping improved grassland which is semi-enclosed by residential properties and the Church. The western edge of the site is more elevated and visually prominent.

2.2 The site takes access from Batham Gate Road through a field gate. It has a frontage with Batham Gate Road which extends to some twenty five metres and lies between existing residential development which forms a part of a street scene of ribbon development stretching along this part of Batham Gate Road.

2.3 The north eastern boundary of the site is bounded by existing residential development on Church Avenue and Holy Trinity Church.

The land to the south and west is open countryside. The site is mainly bounded by traditional limestone walling and there is a line of electricity power cables crossing the site. There are no trees within the site although there are few on the site boundary where it adjoins residential properties.

### **3. DESCRIPTION OF THE PROPOSAL**

3.1 This is a full planning application for the erection of 27 new dwellings served by a new access road on land between 15 and 23 Batham Gate Road, Peak Dale.

3.2 The application follows on from a previous consent for the same number of dwellings, ref. HPK/2015/0174, which was granted on 21<sup>st</sup> July 2015 subject to conditions and a Section 106 Agreement securing affordable units and contributions towards play space and public open space. A subsequent application for Variation of Condition 2 to make minor changes to approval HPK/2015/0174 (ref. HPK/2018/0106) was brought to Development Control Committee in May 2018 and was approved by the Committee subject to conditions and completion of a Deed of Variation to the original S106 Agreement. However, the original consent HPK/2015/0174 then lapsed in July 2018 as a lawful commencement on site had not been made within 3 years of the permission. Therefore, the decision notice for the Variation of Condition 2 application could not be issued as that would have been subject to the same 3 year time limit for commencement as the original consent.

3.3 In addition, it should be noted that the site was subject to a Temporary Stop Notice in February 2018 whereby the carrying out of excavations, removal of topsoil and engineering operations were considered to cause significant risk to known archaeological remains on the site.

3.4 The layout of the current scheme and scale of the buildings remains the same as previously approved. Minor changes have however been made to the detailed design of the properties, including fenestration and construction materials. It is proposed to construct the new properties in reconstituted stone with Marley Eternit Edgemere Interlocking slate, instead of locally sourced random stone and natural slate as previously approved in 2015. It is noted that the revised materials were subsequently agreed by the Committee during the consideration of the 2018 variation application. .

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

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=233074>

### **4. RELEVANT PLANNING HISTORY**

4.1 The following is a summary of the relevant planning applications relating to the site:

HPK/2018/0106 - Application for variation of condition 2 in relation to HPK/2015/0174 – Pending.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=222588>

HPK/2015/0174 – Proposed Development of 27 Residential Dwellings and a New Access Road Between Nos 15 and 23 Batham Gate Road - Approved 21/07/2015.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=187824>

DOC/2018/0033 – Application for discharge of details reserved by condition 11, 12, 13 & 16 in respect of HPK/2015/0174 – Awaiting decision.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=223091>

DOC/2018/0025 – Discharge of conditions 18 and 19 relating to HPK/2015/0174 – Awaiting decision.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=222714>

DOC/2018/0022 – Discharge of Condition number(s): 8 and 10 in relation to HPK/2015/0174 – Split decision 20/04/2018.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=222595>

DOC/2017/0093 – Discharge of condition 3 in regard to planning reference HPK/2015/0174 – Withdrawn.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=219799>

## **5. PLANNING POLICIES RELEVANT TO THE DECISION**

### **High Peak Local Plan 2016**

S1 – Sustainable Development Principles

S1a – Presumption in Favour of Sustainable Development

S2 – Settlement Hierarchy

S7 – Buxton Sub-area Strategy

EQ1 – Climate Change

EQ5 - Biodiversity

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  
 H2 – Housing Allocations  
 H3 – New Housing Development  
 H4 – Affordable Housing  
 CF3 - Local Infrastructure Provision  
 CF6 – Accessibility and Transport  
 CF7 – Planning Obligations and Community Infrastructure Provision

**Supplementary Planning Guidance**

Residential Design Guide SPD 2005  
 Planning Obligations SPD 2005  
 High Peak Design Guide

**National Planning Policy Framework**

**National Planning Practice Guidance**

**6. CONSULTATIONS CARRIED OUT**

<b>Site notice</b>	Expiry date for comments: 01/08/2019
<b>Neighbour letters</b>	Expiry date for comments: 24/07/2019
<b>Press notice</b>	Expiry date for comments: 01/08/2019

**Public Comments:**

2 no. objections have been received in which the following (summarised) concerns are raised:

- It is proposed to place a transformer in an extremely large metal housing near to No. 15, which is on higher ground, causes overshadowing and is an eyesore. No plans have been submitted for this structure.
- There is no fence proposed to the perimeter of the garden of No. 27-29, in the absence of which the neighbour feels they will be overlooked from the development site.
- A new tree close to the boundary with No. 27-29 will cause damp issues for the neighbour’s building.

<b>Consultee</b>	<b>Comment</b>	<b>Officer response</b>
DCC Highways	From a highways viewpoint, the proposals are the same as those already Consented under HPK/2015/0174 i.e. 27 no. residential units served via a new access road that is to remain private. As you may be aware, a detailed design for the	Para 7.18

new junction with the existing highway has been approved, however, I believe that the legal Agreement required in order for the Works to be carried out is yet to be signed.

Notwithstanding, if you are minded to approve the proposals, it's considered that the Conditions and Advisory Notes recommended within the highways response of 19 May 2015 remain applicable (those below have been modified slightly) and should be included within the Consent.

3. Before any other operations are commenced a new junction shall be formed to Batham Gate Road in accordance with the Constructional Approval issued by the Highway Authority dated 10 December 2018 drawings . The land in advance of the visibility sightlines shall be levelled, constructed as footway and not be included in any Plot or other sub-division of the site.

4. The premises, the subject of the application, shall not be occupied until the proposed new estate street within the application site has been designed and laid out in accordance with the Delivering Streets and Places design guide and constructed to base level to adoptable standards all as agreed in writing with the Local Planning Authority.

a. Pursuant to Section 278 of the Highways Act 1980, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Executive Director of Economy Transport and Environment at County Hall, Matlock

	<p>(tel: 01629 538658). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.</p> <p>b. No longer relevant as the new road will not be adopted</p> <p>h. Construction works are likely to require Traffic Management and advice regarding procedures should be sought from the Highway Authority's Traffic and Safety Team.</p>	
<p>Wormhill and Green Fairfield Parish Council</p>	<p>This being the renewal of a previously approved application there is no objection.</p>	
<p>DCC Planning Policy</p>	<p><u>Education</u></p> <p><u>Primary Level</u>  Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the shared normal area primary schools would have sufficient capacity to accommodate the 5 primary pupils arising from the proposed development.</p> <p><u>Secondary Level</u>  Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area secondary school would have sufficient capacity to accommodate the 4 secondary and 2 post 16 pupils arising from the proposed development.</p> <p>The above analysis indicates current pupil numbers, projections and an analysis of recently approved planning applications indicate the relevant normal area primary and secondary schools would have sufficient capacity within the next five years to accommodate the additional pupils</p>	<p>Para 7.22</p>

	<p>arising from this development; therefore no Education S106 Contribution would be required at this time.</p>	
<p>Derbyshire Wildlife Trust</p>	<p>We have reviewed the ecology report (Rachel Hacking Ecology, 2014) and the various site layout and landscaping plans accompanying the application. Although the ecology report is several years old, given the existing land use and nature of the habitats recorded it is considered unlikely that the biodiversity value of the site would have altered/increased significantly in the intervening period, therefore we are satisfied that sufficient information has been provided to determine the application.</p> <p>We support the recommendations within section 6 of the ecology report and welcome the inclusion of wildflower meadow planting and native trees on the landscape and planting plans provided. We would also draw attention to the recommendation for provision of bird boxes and bat bricks within new buildings and suggest that those designed for urban/suburban bird species of conservation concern such as house sparrow, house martin and swift could be of particular value.</p> <p>If the LPA is minded to grant consent we recommend that conditions are attached to ensure that that these features are implemented.</p>	<p>Para 7.17</p>
<p>Environmental Health</p>	<p>Recommend conditions relating to contamination, control of dust, waste disposal, piling method statement, hours of construction, and use of on-site radio.</p>	
<p>Arboricultural Officer</p>	<p>No objection. The landscaping proposals are acceptable.</p>	
<p>Waste Collection Service</p>	<p>No issue with this application but residents will have to bring their bins</p>	

	down to the highway.	
HPBC Operational Services (Parks/Open Spaces)	<p>Due to the size of the development and the proximity of existing community facilities in the vicinity, we would not be looking for on site provision but seeking off site contributions towards play, outdoor sports and allotments.</p> <p>We would look to target the play contribution towards Peak Dale Play Area, which is round the corner from the proposed development and accessible to any new residents. The play area was refurbished back in 2010, however, there is room to expand this facility and the Parish Council and local community group would like to provide a multi-sports court here as the existing kick-about grassed area is significantly worn. Based on the current formula, the play contribution would be £5,184.</p> <p>In terms of the Playing Pitch Strategy there is mention of Bathamgate Road Football Ground where there are two adult pitches, again owned and maintained by the Parish Council. The Action Plan states that the pitches are standard quality and available for community use, and there is a need to ensure that the quality is sustained for continued use.</p> <p>We would target the outdoor sports contribution towards improvements of the grass pitches and/or the new multi-sports court at Peak Dale Recreation Ground.</p> <p>Based on the current formula, the contribution towards outdoor sports would be £13,213</p> <p>We would also be looking to seek an off site contribution to Bathamgate Allotment site which would be towards either installing a water supply or extending the site to increase the number of plots.</p>	Paras 7.19 – 7.20

	<p>Based on the current formula, the contribution towards allotments would be £2,077</p> <p>In terms of any s106 Agreement, we would require that contributions are paid prior to occupation of any units.</p>	
<p>Severn Trent Water Ltd</p>	<p>Foul is proposed to connect into the public sewer, which will be subject to a formal section 106 sewer connection approval.</p> <p>Surface water is proposed to discharge to soakaway, which we have no comment.</p>	
<p>Regeneration Officer</p>	<p>The proposal is for planning permission for development of 27 units of residential accommodation.</p> <p>Residential development will impact on the local economy in terms of jobs and purchasing of supplies and services. In order to assess the economic impact of this development, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare these comments.</p> <p>The proposal for development of 27 dwellings off Batham Gate Road will provide the following outputs:</p> <ul style="list-style-type: none"> <li>• The new householders occupying each new house will spend some of their income locally through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 27 units this is calculated at £248,465 per year.</li> <li>• Each new house will generate direct jobs within the construction industry or associated supply chain, of which 25% are likely to be locally based. Indirect Jobs are also</li> </ul>	

	<p>generated by local spend in shops and services. This is calculated at an additional local job for every seven new homes. Using these multipliers the development will generate 29 direct jobs and 4 indirect jobs.</p> <ul style="list-style-type: none"> <li>• The development will also generate approximately £5,291 council tax for the area per annum.</li> </ul>	
<p>DCC Flood Risk Management</p>	<p><u>Original comments 16.07.2019</u></p> <p>The LLFA would require further information and clarification on some aspect of the proposed development.</p> <ul style="list-style-type: none"> <li>• The LLFA welcomes the applicants proposal to utilise infiltration, however the LLFA would expect to see details of soakaway testing (in line with BRE 365 methodology) demonstrating infiltration is viable or identify an alternative outfall should infiltration not be viable. Currently the applicant has not demonstrated sufficiently there is a viable outfall to drain surface water.</li> <li>• As per the submitted proposed drainage layout the applicant appear to have not considered a range of SuDS methods, It is not clear why other SuDS methods cannot be implemented, such as an infiltration basin as opposed to the below ground infiltration tank.</li> </ul> <p><u>Revised comments 21.10.2019</u></p> <p>The additional information attached appears to be in relation to a discharge of conditions for a previous application. As this appears to be a new consultation the LLFA would expect the information to be submitted in the context of a new application as opposed to seeking to discharge condition of a previous planning application.</p>	<p>Para 7.16</p>

## **7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE**

### **Planning Policies**

7.1 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.

7.2 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.

7.3 Paragraph 11 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.

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

7.5 Policy H2 of the adopted Local Plan allocates the site for housing development (Batham Gate Road Peak Dale B1). The site lies within the built up area boundary for Peak Dale as defined by Policy S2 of the adopted Local Plan.

### **Principle of Development**

7.6 Planning application HPK/2015/0174 was granted in July 2015, prior to the adoption of the current Local Plan. The site is now allocated (B1) in the High Peak Local Plan 2016 for housing in the early phase of the plan period with an indicative capacity of 25 dwellings. Therefore, the principle of the development at the site has been accepted previously and, since the site is specifically allocated for housing development, the principle of the proposed development remains acceptable.

### **Design considerations**

7.7 Policy EQ6 of the adopted Local Plan seeks to ensure that development is well designed and of a high quality that responds positively to its environment whilst contributing towards local distinctiveness and a sense of place.

7.8 The overall layout and scale of the development remains as previously approved. The proposed amendments to the previously approved scheme involve changes to the window designs (removal of stone mullions) and alternative construction materials. The replacement of the stone mullions with uPVC window frames would not detract from the overall design of the scheme, particularly as other traditional features such as chimney stacks and roof parapets would be retained. Stone heads and cills would also be retained.

7.9 The construction materials to the properties would change to reconstituted stone and grey tiles as an alternative to natural stone and natural slate as previously approved. The proposed new materials are considered appropriate for use in this instance. There are a variety of facing materials to properties in the immediate vicinity of the site, including natural and reconstituted stone, render and brick. The proposed materials will therefore assimilate well into the street scene and surrounding area. It is also noted that the revised materials were agreed during the consideration of the 2018, although this application, as set out above, has not been formally determined, due to the time period for the implementation of the 2015 consent having lapsed.

7.10 The overall design of the properties, as revised, is acceptable and complies with Policy EQ6 of the Local Plan, the High Peak Design Guide and Section 12 of the NPPF.

### **Amenity**

7.11 The layout of the scheme remains as previously approved. The layout and positioning of the new dwellings was found to meet the Council's recommended privacy distances and the proposed access does not raise any issues of amenity with neighbouring residents. The proposed minor revisions to the previously approved scheme, including changes to fenestration and construction materials, will not have any additional impact on the amenities of existing neighbours and future occupants of the development.

7.12 It is noted that some concerns have been raised by objectors concerning proposed boundary treatments and the positioning of a new substation.

7.13 The applicant advises that garden boundaries will have close boarded fencing, including the boundaries with Plots 4 and 5, which should protect the privacy of the neighbour at No. 27-29 Batham Gate Road. Precise details of boundary treatments can be agreed by means of a condition attached to the recommendation.

7.14 With regards to the substation, this will be sited in the P.O.S area close to new access road. The applicant has kept the substation as far away as possible from the neighbouring properties, but are guided by Electricity North West to some degree. It is located a significant distance away from existing neighbouring properties and should not therefore give rise to any amenity issues.

### **Archaeology**

7.15 As noted above, the site was subject to a temporary stop notice in February 2018 due to the carrying out of excavations, removal of topsoil and engineering operations, which were considered to cause significant risk to known archaeological remains on the land. This was in breach of Condition 10 of the planning permission, which required submission of a Written Scheme of Investigation for archaeological work prior to commencement of development. Subsequently, a WSI was submitted as part of a Condition Discharge application and the County Archaeologist advised that this was acceptable and the archaeological condition was discharged. All matters relating to archaeology have therefore now been addressed and the application accords with Policy EQ7 in this respect.

### **Flood Risk**

7.16 A scheme of Surface Water Drainage for the development was agreed as part of Conditions 18 and 19 of the previous application. As this is a new planning application, the DCC Flood Risk Team has requested further details of the proposed drainage strategy which the applicant has since provided. The Flood Risk Team's comments are awaited on this and Members will be updated via the Update Sheet.

### **Biodiversity**

7.17 The Derbyshire Wildlife Trust supports the recommendations within section 6 of the submitted ecology report which indicate wildflower meadow planting and native trees on the landscape and planting plans provided. Bird boxes and bat bricks within new buildings are also proposed. Subject to a condition securing these ecological enhancements, it is considered that the application is in compliance with LP Policy EQ5.

### **Highway Safety**

7.18 The layout of the scheme remains as previously approved and on this basis the Highway Authority raises no objections, subject to conditions covering provision of a new junction to Batham Gate Road and detailed design of the new estate street, and informative notes. The application therefore accords with Policy CF6 of the Local Plan.

## **Section 106 Matters / Affordable Housing**

7.19 Policy CF7 requires new development to provide or meet the reasonable costs of providing on site or off site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms. The existing consent was granted subject to a Section 106 Agreement which secured affordable housing and contributions towards off site play space and public open space.

7.20 Due to the size of the development and proximity of existing community facilities in the vicinity, the Operational Services Team request off site contributions towards play, outdoor sports and allotments. Based on the current formula, a contribution of £5,184 would be required towards play improvements at Peak Dale Play Area; £13,213 is required towards outdoor sports which would be targeted towards improvements to pitches and/or the new multi sports court at Peak Dale Recreation Ground; and £2,077 would be secured which would be targeted towards improvements to Batham Gate Allotment Site. These contributions would need to be secured through a Section 106 Agreement and would be required prior to occupation of any of the units.

7.21 The applicant has agreed to provide 8 of the new properties as affordable units which equates to approx. 30% of the total in accordance with Policy H4 of the Local Plan. The affordable housing scheme comprises the following:

<b>Plot numbers</b>	<b>House Type</b>	<b>Floorspace</b>	<b>Tenure</b>
3 and 4	C1	84 sq/m	Rent
17 and 18	A	84 sq/m	Rent
19 and 20	C2	84 sq/m	Rent
25 and 26	B	102 sq/m	Shared ownership

The affordable housing proposals are being reviewed by the Council's Housing Officer and their comments will be provided on the Update Sheet.

7.22 Derbyshire County Council do not request a contribution towards educational provision as the relevant normal area for primary and secondary schools would have sufficient capacity within the next 5 years to accommodate pupils arising from this development.

## **8. PLANNING BALANCE AND CONCLUSIONS**

8.1 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.

8.2 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 the requirements of Policies H1 and H2 of the Development Plan.

8.3 The development of the site has been accepted by the granting of the previous planning permission in July 2015. The changes proposed are considered to be minor and their scale and/or nature would not result in a development which is substantially different from the one which was approved in 2015. The overall number of houses to be delivered at the site remains the same as considered in respect of the original application and layout and scale remain as before. The revised design and materials of the development are considered to be acceptable in terms of the impact on visual amenity and residential amenity.

8.4 There are no other substantive planning issues raised. Accordingly, the proposal is considered to be sustainable development under the terms of the NPPF, and complies with Policies S1, S1a, S2, EQ6, EQ9, H1, H2, H3, H4 and CF7 of the High Peak Local Plan 2016 which seek provide sustainable residential development. It therefore benefits from the presumption in favour and accordingly is recommended for approval.

## RECOMMENDATIONS

**A. That approval be GRANTED subject to the completion of a Section 106 Agreement** to secure 30% on site affordable housing provision and financial contributions as follows: £5,184 for play area improvements at Peak Dale Play Area; £13,213 towards improvements to outdoor sports facilities at Peak Dale Recreation Ground; and £2,077 towards improvements to Batham Gate Allotment Site;

**and the conditions listed below:**

Code	Condition
TL01	3 year Time Limit – Full Planning Permission
AP01	Approved Plans
NSTD	Sample Materials – External Surfaces
NSTD	Details of Boundary Treatments

LA02	Landscaping implementation
NSTD	Biodiversity enhancements to be implemented in accordance with the recommendations in Section 6 of the Extended Phase 1 Habitat Survey prior to occupation of the development.
NSTD	Before any other operations are commenced, a new junction shall be formed to Batham Gate Road in accordance with the constructional approval issued by the Highway Authority dated 10 December 2018.
NSTD	The premises shall not be occupied until the new estate street within the site has been designed and laid out in accordance with the Delivering Streets and Places design guide and constructed to base level to adoptable standards all as agreed with the LPA.
NSTD	If during development any contamination is identified that has not previously been identified, then the applicant shall submit a scheme to identify and control / remediate that contamination.
NSTD	Hours of construction works restricted and no visible dust emissions beyond the site boundary.
NSTD	If any piling is necessary, a written method statement shall be submitted for approval and no piling shall take place outside the hours of 09:00 to 16:00 Mondays to Fridays.
NSTD	Submission of elevations, including materials of proposed substation

**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 Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a

development that improves the economic, social and environmental conditions of the area.

### **Site Plan**



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