

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

17 September 2020

Application No:	SMD/2019/0650	
Location	Land adjacent to the Travellers Rest, Leek Road, Leekbrook	
Proposal	Outline application with means of access (all other matters reserved) for residential development of 18 dwellings	
Applicant	C/O Agent	
Agent	Sammons Architectural Ltd	
Parish/ward	Leek	Leek South
If you have a question about this report please contact: Chris Johnston 01538 395400 (Ext. 4123) Christopher.johnston@staffsmoorlands.gov.uk		

REFERRAL

The application has been brought before Committee as it relates to Major Development and a previous recent major application for housing on the site was also decided at Committee (on 25.7.19).

1. SUMMARY OF RECOMMENDATION

Refuse

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises a parcel of greenfield land measuring some 1.2 hectares to the south of Leek Road and adjacent to the former Travellers Rest Public House, Leekbrook.
- 2.2 The site is bounded to the north by the public highway which runs west to east. The eastern boundary is defined by a single private track that serves a number of detached and semi-detached properties, whilst the southern boundary is not defined as the red line runs directly through the field. The field beyond the site boundary continues southwards to a row of mature trees and thick vegetation. The western boundary is characterised by a post and wire fence which borders an agricultural field
- 2.3 The topography of the site consists of a flat area immediately adjacent to the public highway (143m) before rising steadily in a southerly direction to 146m in the central part of the site and then more steeply to approx. 152m at the southern boundary.

3. DESCRIPTION OF THE PROPOSAL

3.1 This is a resubmitted and revised outline planning application (with details of access and layout of development) following the refusal of a previous application at Committee in July 2019 and the subsequent dismissal on appeal on 31st March 2020. The previous scheme was for 30 dwellings and was an outline application with details of access only. The red line boundary and hence size and shape of the application site remains the same but the new scheme reduces the size of the actual area to be developed, excluding an area of land in the south-west part of the site.

3.2 The previous application was refused by the Council for the following reason:

The proposed development would, by virtue of the prominent, open location on rising topography, in a sensitive urban/rural fringe location that acts as an important natural buffer between built up areas, would result in significant and demonstrable harm to the rural landscape and character and appearance of the area. Development of this site is likely to present an uncharacteristic urban form of development that would appear divorced from the settlement of Leekbrook and incongruous in this location. As such this application is considered contrary to Staffordshire Moorlands Core Strategy policies SS1, R1, SS6C, DC1 and DC3 and paragraph 127 of the NPPF. The application thereby results in an unsustainable form of development, contrary to Policy SS1a of the Core Strategy and Paragraph 11 of the NPPF.

3.3 The Planning Inspector on dismissing the appeal concurred with the above reason for refusal upholding the harm to the character and appearance of the area and stating that the benefits of providing the housing would be outweighed by the harm to the character and appearance and therefore the proposal would not represent sustainable development.

3.4 The main differences between the new scheme and the previous scheme, other than the reduction in numbers and exclusion of the south-west corner of the site, are the provision of planted buffer areas between the main road and development and also along the western boundary of the site. The access point remains the same but the new access cul-de-sac is shorter and straighter.

3.5 The applicant is prepared to offer a policy compliant 33% of the number of dwellings built to be affordable units (in this case 6 units) and also prepared to offer contributions towards any education facility improvements and playing fields/play space provision via negotiation. Heads of Terms are included in the Planning, Design and Access Statement.

4. RELEVANT PLANNING HISTORY

4.1 The previous planning application ref no is SMD/2018/0563. The adjacent Travellers Rest Public House has been subject of an approved full planning application for 5 detached houses to the rear of the pub, under SMD/2018/0280. There is a current full planning application to develop the

whole site (with the removal of the pub) and provide nine dwellings (SMD/2019/0378).

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

5.2 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process. Following consultation last year a Preferred Options Site Allocation DPD is currently out for consultation.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

5.3 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS3 Distribution of development
- SS6 Rural Areas
- SS6b Smaller Villages Area Strategy
- SS6c Other Rural Areas Strategy
- SS7 Churnet Valley Area Strategy
- SD1 Sustainable Use of Resources
- H1 New Housing Development
- H2 Affordable and Local Needs Housing
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- C3 Green Infrastructure
- R2 Rural Housing
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

Staffordshire Moorlands Local Plan (Submission Version) 2018

National Policy Guidance

5.4 Paragraph 48 of the newly adopted NPPF states that:

“...decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

5.5 On July 20th 2020, the Council published the Inspector’s final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector’s report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018). In this context, the Council’s position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the “tests of soundness” that the Local Plan has successfully been measured against is whether it is “consistent with national policy”. Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

Emerging Local Plan Policies

5.6 The following Emerging Local Plan policies are considered relevant to this application:

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS10 Other Rural Areas Strategy
- SS11 Churnet Valley Strategy

- SS12 Planning Obligations and Community Infrastructure Levy
- SD1 Sustainable Uses of Resources
- SD5 Flood Risk
- H1 New Housing Development
- H3 Affordable Housing
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

Revised National Planning Policy NPPF (2018)

5.7 The following parts of the National Planning Policy Framework are relevant to this application:-

- Achieving Sustainable Development Chapter 2
- Delivering a sufficient supply of homes Chapter 5
- Promoting Sustainable Transport Chapter 9
- Achieving Well Designed Places Chapter 12
- Meeting the challenge of Climate Change Chapter 14
- Conserving and Enhancing the Natural Environment Chapter 15

6. CONSULTATIONS CARRIED OUT

Press Notice expiry date: 4th February 2020
 Site Notice expiry date: 26th May 2020
 Local residents have been notified by letter.

Consultee	Comment
Environment Agency	Refer to Standing Advice. No further comments to make
Staffordshire Police	No objection.
Network Rail	Were consulted in response to the previous application but had no comments to make.
Severn Trent	No objection subject to conditions
SMDC Parks/Open Space	No response was received. However, the threshold for contributions towards playing fields and play space is 20 dwellings or more and therefore no contributions would be required for this particular development.

SCC Minerals	No Objection
SCC Flood Risk Management Team	No objection subject to conditions
SCC Highways	Comments will be reported at the Committee meeting. In response to the previous application, no objection was raised subject to conditions.
Staffordshire Wildlife Trust	Comments will be reported at the Committee meeting. In response to the previous application, no objection was raised by SMDC Ecology subject to conditions.
SMDC Regeneration (Economic Development)	Comments will be reported at the Committee meeting.
SCC School Organisation Team	An education contribution of £30,280 is required.
SMDC Env Health	Comments will be reported at the Committee meeting. In response to the previous application, no objection was raised subject to conditions.
Leek Town Council	Comments will be reported at the Committee meeting. In response to the previous application, an objection was raised regarding housing density and highway concerns
SMDC Waste Collection/Recycling Services	No issues with the proposal
SCC Planning	Comments will be reported at the Committee meeting.
SMDC Tree Officer	Objection due to harm to the rural character and appearance of the area arising from an incongruous form of development on a visually open and prominent site, visually divorced from existing settlement in a sensitive rural/urban fringe area and eroding an important undeveloped buffer between existing settlements. Refusal of planning permission is recommended.

11 letters of objection were received.

The material grounds for objection are set out below:

- Landscape and Visual Impacts
- Increase in traffic volume
- Highway and Pedestrian Safety
- Damage to sewer pipes crossing the land
- Noise and Air Pollution
- Impact on Wildlife and Natural Habitat
- Increase in crime affecting nearby residents
- Impacts on neighbouring residential amenity

Two further letters were received neither supporting or objecting. One questioned if a S106 Agreement had been received to increase public transport services. The other raised the concern of landscape impact and flooding of the main road.

One letter of support for new housing being built in the village was received.

7. OFFICER COMMENT AND PLANNING BALANCE

Key Issues

- Principle of Development
- Sustainability of the Site Location
- Density, Affordable Housing, and Housing Mix
- Landscape and Visual Impacts
- Ecology
- Flood Risk and Drainage
- Access & Highway Safety
- Other Matters

Principle of Development

7.1 This is a revised outline proposal for a housing development on the site following the refusal of the previous scheme and the dismissal of the appeal on the grounds of harm to the character and appearance to the area. The site is outside of the development boundary of Leekbrook (but is not in the Green Belt) and therefore deemed as being within the countryside. Policy SS6c of the Council's Core Strategy, the strategy for the rural areas, resists new general market-value housing in the countryside due to the impact on the open and rural character and also because such areas tend to be in unsustainable locations with poor access to shops, services, workplaces and public transport provision.

7.2 However, the Core Strategy has been deemed to be "out-of-date" due to the Council being unable to demonstrate a five-year housing land supply. In this situation, the government planning guidance in the NPPF affords significant

weight to allowing sustainable new housing development. The key paragraph in which housing proposals in such areas should be determined against is para 11, which states that where policies which are most important for determining an application are out-of-date, the Council should grant permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.3 The above criterion (i) does not apply as there are no such areas or assets of particular importance relating to the site (e.g. it is not in the Green Belt). However, in determining the previous application for 30 dwellings, the Council determined that whilst the general principle of providing housing on the site was not in itself unacceptable under the NPPF, due to the fairly sustainable location on the edge of the village and a relatively close distance to the town of Leek, the environmental harm to the character and appearance of the area and landscape caused by this particular proposal, was an adverse impact which outweighed the social and economic benefits of providing 30 houses in this location. This was a view which was upheld by the Planning Inspector in dismissing the appeal.

7.4 The key points raised by the Planning Inspector in dismissing the appeal are considered to be as follows:

7.5 *“The appeal site forms part of a significant landscape buffer which helps to define and reinforce the physical and visual separation between the urban settlement of Leek/Leekbrook and the village of Cheddleton.”*

7.6 *“Development of the site for up to 30 dwellings would significantly and permanently erode part of the open countryside which separates Leek/Leekbrook and the village of Cheddleton. Whilst the scheme before me is indicative only, the creation of an estate with up to 30 dwellings would introduce a distinctly urban form incorporating buildings, roads, driveways and boundary treatments, which due to the highly prominent and visible nature of the appeal site would have a significant detrimental effect on the surrounding largely rural landscape setting.”*

7.7 *“Landscape details are a reserved matter, I therefore attach limited weight to the appellants’ suggestion that with appropriate landscaping, the proposal would not result in significant and demonstrable harm to the character and appearance of the area.”*

7.8 *“For the above reasons, the proposal would significantly harm the character and appearance of the area. As such, it conflicts with the Staffordshire Moorlands Core Strategy Development Plan Document, Adopted 26 March*

2014 (CS). In particular, Policies SS6c, SS1a, SS1, DC1 and DC3 which collectively support the presumption in favour of sustainable development contained in the National Planning Policy Framework ('the Framework') including housing development in the countryside which is essential to local needs. However, such proposals need to enhance and conserve the quality of the countryside by giving priority to the need to protect the quality and character of the area, whilst also respecting and responding sensitively to the distinctive qualities of the surrounding landscape."

7.9 "Consequently, the adverse impacts would significantly and demonstrably outweigh the benefits and so the proposal would not represent sustainable development."

7.10 The new scheme aims to tackle the problems by reducing the scope of development including the number of houses and also the area of land within the site to be developed. In addition, planted buffer areas have been provided alongside the road boundary and the western side boundary of the site in order to provide tree/vegetation screening to help reduce the visual impact and screen the houses. No specific details of the planting have been given as the applicant has chosen "landscaping" as being one of the reserved matters. The application proceeds to matters of principle, layout of the development and the access to be determined.

7.11 With regard to whether or not the new proposal overcomes the impact on character and appearance reason for refusal (and the later dismissal at appeal), the Council's Trees and Landscape Officer, had the following comments:

"The Inspector agreed that the existing Spicer Stone estate is small-scale and distant from the main road, and that the larger Wardle Gardens estate is largely screened by its own mature tree cover complemented by the extensive wooded setting of the intervening Raven House and Brambling House. The Inspector considered that the proposed development would introduce a distinctly urban form which due to the highly prominent and visible nature of the appeal site would have a significant detrimental effect on the surrounding largely rural landscape setting, and would significantly harm the character and appearance of the area."

"Not a lot has changed and I object to the current application for largely similar reasons as previously and as set out by the appeal Inspector. The site is still visually open and prominent on rising topography; the form of development is still considered uncharacteristic, urban and incongruous in the context of the verdant rural character and appearance of the site and vicinity; the development would still appear divorced from existing settlement; the site still forms part of an important undeveloped natural buffer between settlements in a sensitive location which would be significantly and permanently eroded by the proposed development."

"The visual envelope in which the site is viewed is, in my opinion, predominantly rural. Especially when travelling from Leek towards

Cheddleton when the Wardle Gardens estate is not seen in the same field of view as the application site and even the Spicer Stone estate is largely screened by the pub and associated vegetation; but also when travelling from Cheddleton towards Leek when the application site is clearly seen as agricultural land in a largely rural scene, with only the set-back Spicer Stone estate and Travellers Rest imparting anything much of a developed character and again the Wardle Gardens estate effectively screened. As a result, development of the site as proposed would be seen largely as a stand-alone development unrelated to existing substantial settlement.”

“Whilst the quantum of development proposed has been reduced to 18 dwellings, this is still a substantial amount which given its cul-de-sac layout with adoptable highway, numerous private drives, ordered disposition of dwellings and likely/anticipated similar house styles and characteristic boundary treatments, would still bring an estate-type urban character which would be incongruous to the existing rural character of the site and of the predominant part of its visual envelope and immediate surroundings.”

- 7.12 In response to the proposed landscaped/planted buffers along the north and west boundaries of the site:

“The plan shows indicative landscaping treatment of these areas and land within the site, suggesting tree planting (landscaping detail would be a reserved matter). Whilst of course any new planting of trees etc would provide some screening, this would take many years to become effective and in the meantime and even after some reasonable establishment and growth it would remain apparent that an estate-type development of urban scale, character and grain was present in the place of the current open rural site and surroundings, prominently obstructing the view into/across the application site to further rural landscape beyond.”

- 7.13 In consideration of the above comments regarding the new scheme and in view of the Planning Inspector comments in response to the previous scheme, the reduced scale proposal would still lead to some level of harm to the character and appearance of the area. However, it must be assessed if there are any new additional harms arising from this amended scheme that must be weighed against the benefits of the scheme.

Density, Affordable Housing and Housing Mix

- 7.14 Policy H1 of the Core Strategy states that housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure, informed by the Strategic Housing Market Assessment, with an appropriate density in the range of 40 dwellings per hectare in or on the edge of town centres; 30-40 dwellings per hectare in other urban areas and villages; and 20-30 dwellings per hectare in remote rural areas.
- 7.15 The Planning, Design and Access Statement states the proposed density would be around 25 dwellings per hectare, which given the rural location on the edge of small village, is not inappropriate.

- 7.16 Policy H2 of the Core Strategy relates to Affordable Housing provision, and requires that sites with over 15 dwellings provide 33% affordable housing on-site from all sources, with 70% of all affordable housing dwellings to be provided being social rented, with the remainder being intermediate. The applicant is prepared to offer this as part of a Section 106 Agreement if a recommendation of approval was agreed by Members at Committee.
- 7.17 The layout drawing shows a mix of dwellings including detached and semi-detached dwellings. Details of scale and design are reserved matters and therefore the dwelling size including numbers of bedrooms and dwelling types i.e. houses or bungalows can be determined at that stage in order to achieve a suitable mix of dwellings in line with the policies.

Ecology

- 7.18 The previous proposal was not considered to amount to any significant ecological harm by either the Council or the Planning Inspector on the basis of a May 2018 Ecology Survey Report submitted with the previous application, in line with CS Policy NE1. The same report has been submitted with this new application. The comments of the current Ecology consultees used by the Council, Staffordshire Wildlife Trust are yet to be received and will be reported at the Committee meeting. However, no significant issues are anticipated.

Flood Risk and Drainage

- 7.19 CS Policy SD4 refers to Flood Risk and requires that appropriate mitigation measures are incorporated into a development to ensure that effective drainage systems are in place and that there would be no increase in flooding on site or elsewhere in the District.
- 7.20 Neither the Council or the Planning Inspector considered the previous proposal would have led to significant flooding or drainage problems.
- 7.21 With regard to the new scheme, it is noted that the northern area of the site remains partially located within Flood Zone 2. The applicant has submitted a Drainage scheme which has been reviewed by the Lead Local Flooding Authority, Severn Trent Water, and the Environment Agency; all of which have raised no objection to the application.

Access & Highway Safety

- 7.22 Policy T1 of the Core Strategy requires all new development to be located where it can be suitably accommodated within the existing highway network without resulting in any adverse impacts to highway safety.
- 7.23 Paragraph 108 states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 109 states that development should only be prevented or

refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 7.24 The previous application was not considered harmful to highway safety, either by the Council or the Planning Inspector. The access point remains the same and there would be less vehicle movements with this new reduced scheme. However, the design of the access road itself has changed and the new application also includes the proposed layout of development to be determined. The formal consultation response of the Local Highways Authority has not yet been received and this will be reported at the Committee meeting.

Other Matters

Design

- 7.25 Policies SS1 and DC1 of the Core Strategy requires that proposals be of a high quality and add value to the local area, and be designed to respect the site and its surroundings, promoting a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.
- 7.26 Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.
- 7.27 Matters of scale, landscaping, and appearance are reserved matters, and as such it is not possible at this stage to fully assess the detailed design elements of the proposal. However, it has been concluded that the principle of the development as a whole (i.e. the provision of 18 dwellings) in this sensitive urban/rural fringe location, (having regard to the submitted layout) would be detrimental to the rural landscape character.

Amenity

- 7.28 The application is supported by a Layout Plan, for which approval is sought at this stage, which shows the provision of 18 dwellings. The required separation distances of 21m between principal elevations and 13m between flank and principal elevations as set out in the Council's SPD appear to be achieved between both existing and proposed dwellings and between the proposed dwellings within the site. Should the application be found to be acceptable, the detailed relationship between each property and detailed design aspects, including location of habitable windows, and amount of amenity garden space provided, would be considered at reserved matters.
- 7.29 Some objections received in relation to this application have referred to an increase in noise by virtue of increased traffic volume. Notwithstanding the fact that this proposal is considered to be unacceptable for reasons set out

within this report, these concerns could be dealt with by way of planning condition.

Planning Obligations

- 7.30 The application has confirmed in writing that the proposed development would provide 33% affordable housing on site (6 units) in accordance with Policy H2 of the Core Strategy.
- 7.31 Whereby it was requested by the Council's Open Space/Recreation team that contributions be given towards Local Equipped Area for Play (LEAP) and also an off site financial contribution towards Birchall Playing Fields for pitch improvements as part of the previous scheme of 30 dwellings, the new proposal does not meet the 20 dwelling threshold for such contributions.
- 7.32 The County School Placement Team have requested that a financial contribution of £30,280 be provided towards local schools based on the number of dwellings provided and current school capacity.
- 7.33 In the event that the application could be supported, the above contributions could be secured by way of a Section 106 Agreement.

Planning Balance/Conclusion

- 7.34 The previous scheme of 30 houses was considered to lead to significant harm to the character and appearance of the area and this factor was considered to outweigh the benefits of the scheme in providing new housing in a fairly sustainable location, both by the Council and by the Planning Inspector at appeal.
- 7.35 It is recognised that the Council still cannot demonstrate a five year housing land supply, until the forthcoming Local Plan becomes adopted. There remains only an approx. 2.0 year supply. The proposal would remain to be determined against para.11 of the NPPF which requires approval to be given unless the benefits are outweighed by identified harms.
- 7.36 The impact on the rural character and appearance of the area was considered to be an environmental harm which outweighed the social and economic benefits of providing 30 dwellings on the site. The revised scheme would still have a social and economic benefit in providing 18 dwellings and with a policy compliant number of affordable units. However, the social and economic benefits of the scheme would be diminished by the reduction in the numbers of houses to be provided i.e. reduced from 30 to 18 and there are no new aspects of the current proposal that can be added to the 'benefits' of the scheme.
- 7.37 Despite the provision of planting buffers along the site perimeters and the reduction in the number of dwellings and site development area, the new reduced scheme it is still considered to cause significant harm to the rural character and appearance of the area arising from an incongruous form of

development on a visually open and prominent site, visually divorced from existing settlement in a sensitive rural/urban fringe area and eroding an important undeveloped buffer between existing settlements. This identified harm would still significantly outweigh the benefits of providing 18 dwellings as part of the new scheme.

7.38 Therefore, for the above reasons, it is considered that the previous reasons for refusal have not been overcome by this revised scheme and it is recommended that the revised scheme still be refused.

RECOMMENDATION

That planning permission is REFUSED for the following reasons:

- 1. The proposed development would, by virtue of the prominent, open location on rising topography, in a sensitive urban/rural fringe location that acts as a important natural buffer between built up areas, would result in significant and demonstrable harm to the rural landscape and character and appearance of the area. Development of this site is likely to present an uncharacteristic urban form of development that would appear divorced from the settlement of Leekbrook and incongruous in this location. As such this application is considered contrary to Staffordshire Moorlands Core Strategy policies SS1, R1, SS6C, DC1 and DC3 and paragraph 127 of the NPPF. The application thereby results in an unsustainable form of development, contrary to Policy SS1a of the Core Strategy and Paragraph 11 of the NPPF.**

- 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 Head of 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.**

