

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

19th October 2023

| | | |
|--|---|-----------------------------------|
| Application No: | SMD/2023/0133 | |
| Location | Adderley Mill, Adderley, Cheadle, ST10 2NJ | |
| Proposal | New B1/B2 & B8 commercial unit to land south west of the existing main commercial building. | |
| Applicant | Truck and Marine Cranes Ltd | |
| Agent | Mr. David Byatt, Byatt Oliver Associates | |
| Parish/ward | Cheadle West | Date registered 20.06.2023 |
| If you have a question about this report please contact: Chris Johnston, tel: 01538 395400 ex 4123 or email: Christopher.johnston@staffs Moorlands.gov.uk | | |

REFERRAL

The applicant Mr J Wain is Cllr Wain's son. Therefore in the interests of transparency it is considered necessary for this application to be put before members for consideration.

1. SUMMARY OF RECOMMENDATION

| |
|---------------------------------------|
| Approve, subject to conditions |
|---------------------------------------|

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 This application relates to Adderley Mill, an industrial site in the countryside to the north-west of Cheadle and also in the Green Belt and is positioned on the western side of the highway, "Adderley", a "C" Classified main road, which provides the sole access to the property. The site comprises a modern replacement metal-sheeted commercial building next to the west boundary facing a centrally placed large yard. Outside of the site but within the same property and to the south of the yard there are older brick buildings also facing the yard but with a back wall abutting the south boundary of the property. One of the brick buildings was a dwelling which has recently been demolished and is due to be replaced by another industrial building which was approved at Planning Applications Committee in November 2022. A modern large replacement dwellinghouse lies to the north of the site and also shares the same vehicular access as the industrial units. Immediately to the west of the site there is a brook flanked by large trees. To the south of the property is another industrial estate with a planning permission for four new houses which have not yet been built. Open

land lies to the north and west of the property and also to the east to the other side of the road other than a dwelling immediately on the opposite side of the road to the new dwelling at the application property. The site is also in Flood Zone 2.

3. DESCRIPTION OF THE PROPOSAL

3.1 This is a full planning application for a new portal-framed metal-sheeted industrial building which would adjoin the south wall of the existing large metal-sheeted warehouse building and which would be used for the same industrial and warehousing purposes as the rest of the site. It would have a footprint designed to entirely fill the gap in the south-west corner of the site. It would have the same depth, ridge height, eaves height, roof profile and finishing materials as the existing building it would be built up against. It would be much narrower, with a front width of 8.7m narrowing towards the rear due to follow the slightly diagonal angle of the south boundary of the site. The rear elevation would have a width of 7.2m. The footprint of the new building would be 110 sq.m although total internal floorspace would exceed this as an internal mezzanine floor would be added over more than half of the ground floor. There would be a large front opening similar to those on the adjoining building but the new building would not be internally linked to the existing building.

3.2 The application is accompanied by a Flood Risk Assessment report, a Coal Mining Risk Assessment report and a Planning Statement. An amended Coal Report was submitted later in the process in August 2023.

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

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169084>

4. RELEVANT PLANNING HISTORY

| Application Reference | Description | Outcome |
|-----------------------|--|----------|
| SMD/1987/1221 | Warehouse and storage facilities. Industrial production of ceramic raw materials. Calcination of bone ash. Offices vehicle garage facilities | Approved |
| SMD/2005/0629 | Replacement industrial building for B2 use | Refused |

| | | |
|---------------|---|----------------------------|
| | (modification of commercial vehicles) and construction of turning area and car part | |
| SMD/2005/1455 | Replacement industrial building for B2 use (modification of commercial vehicles), alterations to east site entrance with associated parking and turning areas | Approved |
| SMD/2009/0019 | Replacement commercial building | Approved |
| SMD/2009/0699 | Removal of conditions 3 an 18 from application 09/00066 (SMD/2009/0019) – hours of operation and use class restriction | Refused |
| SMD/2009/1133 | Amendment to condition 3 and removal of condition 18 of planning approval 09/00066/FUL (SMD/2009/0019) | Approved |
| SMD/2016/0461 | Demolition of the existing two storey dwelling and construction of new dwelling | Approved |
| DOC/2016/0111 | Discharge of conditions 1-8 of SMD/2016/0461 | Approved |
| SMD/2018/0704 | Demolition of existing building and the erection of a portal framed building for a warehouse and welfare facility, ancillary to the existing Industrial Unit (B2 and B8 uses). | Approved in January 2019. |
| SMD/2022/0098 | Demolition of existing building and the erection of a portal framed building for a warehouse and welfare facility, ancillary to the existing Industrial Unit (B2 and B8 uses). Resubmission of above. | Approved in November 2022. |

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The following Staffordshire Moorlands Local Plan (adopted September 2020) policies are relevant to the application:-

- Policy SS1 Development Principles
- Policy SS10 Other Rural Areas Strategy
- Policy SD1 Sustainable Use of Resources
- Policy SD4 Pollution and Water quality
- Policy SD5 Flood Risk
- Policy E1 New Employment Development
- Policy E3 Existing Employment Areas, Premises and Allocations
- Policy DC1 Design Considerations
- Policy T1 Sustainable Transport

5.2 The National Planning Policy Framework is relevant in the consideration of the application, including sections;

- Paragraph 11 Presumption in favour of sustainable development
- Chapter 4 Decision making
- Chapter 6 Building a strong, competitive economy
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

National Planning Policy Guidance (NPPG)

6. CONSULTATIONS CARRIED OUT

| | |
|-------------------------------|--------------------------------------|
| Site notice published | Expiry date for comments: 01/08/2023 |
| Press notice | N/A |
| Neighbour Notification | Expiry date for comments: 01/08/2023 |

6.1 One letter was received from the planning agent of the approved scheme of four new houses on the neighbouring site to the south (approved in August 2022) which states the following:

“Considerable care was taken to design the scheme to mitigate noise coming from the Truck and Marine Cranes Ltd site. The proposed development would bring noise closer to the future residential site and make it more difficult to achieve acceptable noise levels on the land to the south. The Truck and Marine Crane site is approximately 2m higher than my client’s land and any noise from the new development will have a greater impact on the future houses and the gardens than if the sites were level. For that reason, my clients request that the proposed unit including the link to the existing building be insulated on the southern elevations and

question whether the roller shutter door is necessary. My clients appreciate that a condition requiring that the doors are closed when work is being carried out inside is likely to be imposed but such conditions are notoriously difficult to monitor and control.

My clients' permission is subject to conditions requiring intrusive contamination surveys and remediation. No such conditions are suggested by Environmental Health for this current application. This is puzzling. The two sites at Adderley Mill were once a single site and it is possible that the site to the north is contaminated and that a contamination survey should be carried out.

On a point of information, the buildings immediately to the south of the Truck and Marine site contain Common Pipistrelle and Natterer Bat roosts. Although the roosts are not immediately next to the current proposal, both Pipistrelle and Natterers Bats move roosts easily and it is possible that construction work and intrusive drilling between May and September may disturb the roosts. This could perhaps be mitigated by a suitable condition.”

6.2 Cheadle Town Council

No objection.

6.3 Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Jul-2023

NOTES TO PLANNING OFFICER

Application is for an extension of 110m² to an industrial building between two existing industrial buildings on an existing industrial site.

Potentially 4 additional parking spaces could be required, but taking the existing buildings into account, this would be an additional 2 spaces. If the building were to be B8 use, 1 additional space. However, parking did not appear to be an issue at my site visit. Additional parking relating to this application, does not appear to be necessary.

Current records show that there were no Personal Injury Collisions on Trimpos within 160m either side of the property access in the previous five years.

6.4 Environmental Health Officer

No objection subject to conditions.

The EH Officer commented as follows:

“We would recommend the conditions imposed on the planning permission smd/2022/0098 are also placed on any permission granted for this

application in order to ensure that residential amenity for existing and future residents at development smd/2021/0231 is protected. Additionally these conditions would ensure consistency across the site. It is incumbent on the developer and operator to ensure the site is developed appropriate to its use i.e any proposed loud workings would require enhance sound insulation in the work unit.”

The conditions recommended by the EH Officer relate to construction timings, reducing construction impacts, restrictions on plant and machinery noise, details of fume extraction to be submitted, details of lighting to be submitted, hours of operation, delivery timings, outdoor and breakout noise (i.e. requiring doors and shutters to be closed when machinery used), forklift truck noise restriction and unexpected contamination.

Further comments were received from EH on 11th October in response to the letter from the agent of the approved housing development to the south of the site, who requested noise insulation for the south wall of the proposed building, questioned the need for the roller shutter door (as further noise insulation concern) and considered the same land contamination conditions should be imposed as the approved residential development. The updated comments are as follows:

Contamination. The site is going to a low sensitive end use and not particularly large. However, the site has a history of potentially contaminative past uses (mill, infilled pond etc) and is in a high risk coal mining area (potential for ground gas generation) . The site is also only 10m from the adjacent stream so there is potential that contaminants in the area could be mobilised during development and impact on this receptor. It is recommended, that that a contamination risk assessment is undertaken to address both the potential for ground gas (human health) and impacts to the adjacent stream (controlled waters receptor), so that mitigation can be implemented during the development.

Amenity Comments

We would recommend the conditions imposed on the planning permission smd/2022/0098 are also placed on any permission granted for this application in order to ensure that residential amenity for existing and future residents at development smd/2021/0231 is protected. Additionally these conditions would ensure consistency across the site.

It is incumbent on the developer and operator to ensure the site is developed appropriate to its use i.e any proposed loud workings would require enhance sound insulation in the work unit. (Update) To ensure that suitable sound insulation is installed as advised above into the commercial work unit we recommend a noise attenuation is placed on any permission granted, see condition 10.

Note: The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

The EH Section recommended a further condition requiring noise insulation and also replaced the “Unexpected Contamination” condition with one requiring a ground contamination survey to be carried out and possible remediation measures to be proposed and a report to be submitted and approved by the Council before works commenced.

6.5 The Coal Authority (CA)

The CA initially raised an objection to the proposal as the originally submitted Coal Risk Assessment report focussed on a previous proposal on another part of the site (i.e. the former cottage to be replaced by a new industrial unit in 2022) and should have focussed on the part of the site affected by this new proposal and impacts on ground stability would differ. In response the further Coal Risk Assessment Report submitted in August 2023, the CA, on 29th August removed its objection, concurring with the findings of the report and the recommendations which include further intrusive ground investigations to be undertaken and if required, further remedial measures to protect the stability and safety of the development. . The CA removed its objection on the basis that conditions were added requiring the investigations and the submission for approval of a signed declaration from a competent person that the ground would be safe.

6.6 SCC Flood Authority

We note that the proposed development is within Flood Zone 2 and 3, as the EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where the EA do not provide bespoke comments, you should be guided to their standing advice.

We note that the site location is at risk of 1 in 100-year surface water flooding. Please refer to the attached standing advice.

There will be no significant change to the impermeable area and so little change to the surface water runoff generated by the site.

6.7 Environment Agency

No response received.

7. OFFICER COMMENT AND PLANNING BALANCE

Introduction

7.1 The main issues for consideration in the determination of this application are:

- Whether or not the proposal constitutes inappropriate development in the Green Belt and if so, whether there are any very special circumstances which outweigh the harm to the Green Belt;
- The impact on the character and appearance of the area;
- The impact on residential amenity;
- The Impact on land stability;
- The impact on flood risk;
- The impact on highway safety.

The Impact on the Green Belt

7.1 The site is in the Green Belt and Policy SS10 of the Local Plan, the strategy for the countryside, states there will be strict control over inappropriate development in the Green Belt. The NPPF in paragraphs 149 and 150 lists the exceptional types of development which are not inappropriate in the Green Belt and which are therefore not harmful to its openness. New industrial buildings are not listed. However, the enlargement of existing buildings is listed but this is providing the enlargement is not disproportionate in relation to the original building. Although the application is for new “building”, despite it not being integrated with the existing building adjacent to it, it is still adjoined to it and is very much in the form of an extension to the existing warehouse building rather than a separate stand-alone building. In terms of the impact on the openness of the proposed development and in the interests of protecting the openness of the Green Belt, it would not be unreasonable to treat the new building as an extension rather than a new “building”. The proposed extension would be approximately one third of the size of the existing building it would be attached to and would have the same max height, same depth and same eaves height as the building, very much appearing as a continuation or elongation of its current form. I therefore consider that the development would not be a disproportionate enlargement of the current industrial warehouse building and is therefore not deemed to be inappropriate development in the Green Belt. It is therefore by definition in the NPPF, not harmful to its openness and therefore complies with Green Belt policy in the NPPF.

The Impact on the Character and Appearance of the Area

7.2 The proposed building would be in the form of the continuation of the design of the existing building and use the same materials and colours as the existing and would have the same roof profile and height. This would not lead to any additional harm to the character and appearance of the area. The proposal therefore complies with Policy DC1 of the Local Plan.

The Impact on the Residential Amenities of the Area

7.3A housing development of four houses on the former industrial site immediately to the south was approved in August 2022. However, this has not been commenced and there is no definite indication that this would be provided. The approved plans include a house ("Plot 4") which would have a side wall 2.0 metres away from the side wall of the proposed industrial unit. Given the ground levels difference (the residential site is approx. 2m lower than the application site), although the proposed building, with a height of 6.9m, is lower than the approved dwelling, with a height of 8.7m, the proposed unit would appear as being of similar height. However, it is not considered the proposed unit would be overbearing on Plot 4 due to it being opposite a flank wall with no primary windows and despite being slightly rearward of the rear wall of the approved dwelling, would not break any 45 degree lines from the rear primary windows and therefore is not deemed to affect light to the house (in accordance with the Council's Space About Dwellings SPG). It is also considered the unit would not appear overbearing from the Plot 4 garden which is mostly to the other side of the house with less than half of it being to the rear.

7.4 With regard to noise, the Environmental Health Section in response to the letter of concern from the agent of the housing development have recommended a condition be added requiring noise insulation to the south wall of the proposed unit and it is considered this would be reasonable.

7.5 The proposal with the safeguard of conditions is not deemed to amount to significant harm to the residential amenities of the area including the four approved houses if these are built in accordance with the plans approved in August 2022. The application therefore complies with Policy DC1 of the Local Plan.

The Impact on Land Stability

7.6 The site is in a High Risk former coal mining zone and there are issues of land instability caused by historical coal mining. However, the Coal Authority has raised no objection following the submission of site specific new Coal Mining Risk Assessment. This is subject to a condition requiring a scheme of intrusive site investigations, submission of a report of findings arising from the site investigations and a scheme of remedial works if so required..

7.7 Accordingly, it is considered that the proposal remains to accord with the requirements of Local Plan Policy SD4.

Impact on Flood Risk

7.8 The local flood authority, SCC, advise that EA be consulted and ask that their own standing advice be referred to in assessing the flood risk associated with the development. For "Minor" developments in this zone it asks that the applicants complete a form requesting that either

floor levels of the building are no lower than the existing building and details of flood protection measures are provided OR floor levels are raised 300mm above the river flood level. It also states that this information on the form will form the Flood Risk Assessment. However, a FRA has already been submitted with the application. It is the same one submitted for the larger adjacent building and was therefore approved by the Environment Agency. On the basis of this it was considered that the much larger existing building would not lead to any significant flooding subject to details of surface water drainage and a condition was applied to the 2009 permission for the existing warehouse building. It is considered the same condition should be applied to the new unit proposed.

7.9 Accordingly, the proposal would comply with Local Plan policies SD5 and Section 14 of the NPPF.

Highway Safety

7.10 The proposal would add 110 sq.m of additional floorspace but the local highways authority do not consider that additional parking spaces would need to be provided on this basis, given the current arrangements of the site and the quality of the access onto the road and the nature of the road either side of the access. The proposal complies with Policy T1 of the Local Plan.

Other Points

7.11 A Land Contamination Survey is required under a condition to be imposed, as recommended by Environmental Health, to ensure that the proposed works would not lead to any ground of water contamination issues given the proximity of the site to a brook to the rear and a proposed housing development to the south. This would comply with Policy SD4 of the Local Plan.

7.12 With regard to ecological impacts, the proposed unit would be no closer to the brook to the rear than the current adjacent building and would be built on the same yard area. Conditions were imposed on the adjacent building to ensure that protected species were not affected (such as voles) and therefore the unit, in the form of a non-disproportionate extension on the same hard-standing and no closer to the brook, is not deemed to have any further impact on the ecological value of the area. The agent for the housing development raised the issue of roosting bats which might be affected by the timings of proposed works. However, there are no bats roosting on the site which comprises an area of hard standing with no buildings or trees to be removed which could provide bat roosting opportunities. Although there may be bats on adjacent sites, a work timings restriction to prevent disturbance is not considered necessary or reasonable and no such condition was imposed on the planning permission for the adjacent unit.

8 CONCLUSIONS AND PLANNING BALANCE

8.1 The proposed new unit in the form of an extension to the existing industrial unit on an industrial site is acceptable in principle in line with the economic development policies in the Local Plan (policies E1 and E3) even in rural locations by allowing the appropriate expansion of a business. It is not inappropriate development in the Green Belt due to its form and size and would not therefore harm Green Belt openness in accordance with Section 13 of the NPPF. The proposal would not lead to any significant environmental harms including impact on the visual and residential amenities of the area or lead to any flooding or contamination issues with the safeguard of planning conditions. It would also not lead to any highway safety impacts. The proposal therefore complies with the adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework. Therefore the proposal is recommended for approval.

9 RECOMMENDATIONS

APPROVE with the following conditions:

**1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.**

**2. The development hereby approved, including building materials, shall be carried out in accordance with drawings numbered 5995 001b, 002a and 004.
Reason:- For the avoidance of doubt.**

3. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy construction activities shall be restricted to the following times of operations.

08:00 - 18:00 hours (Monday to Friday);

08:00 - 13:00 hours (Saturday)

No working is permitted on Sundays or Bank Holidays.

In this instance a noisy construction activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

4. The development shall be carried out in accordance with the following measures:-

-Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;

-No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority.

Reason:-

To protect the amenities of the area during construction

5. The machinery, plant or equipment including air condition and ventilation systems ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142 (2014 +A1:2019)(Method for Rating and assessing industrial and commercial sound)

Reason:-

To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

6. Prior to the commencement of development, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from business operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when brewing is being carried out unless otherwise agreed beforehand in writing with the local planning authority.

Reason:-

To protect the amenities of nearby residents and comply with policy.

7. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or glare at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Reason:-

To protect the local amenities of the local residents by reason of excess of illuminance

8. Unless prior permission has been obtained in writing from the Local Planning Authority the premises shall only be open between the hours 08.00 and 18.00 Mondays to Fridays and from 08.00 to 13.00 on Saturdays and at no times on Sundays, public and Bank Holidays.

Reason:-

To ensure that the reasonable residential amenities of nearby residential properties are adequately protected from noise pollution.

9. No vehicles may arrive, depart, be loaded or unloaded within the general site except between the hours of 08.00 and 18.00 Mondays to Fridays and 08.00 and 13.00 hours on Saturday. And at no time Sundays and Bank Holidays.

Reason:-

To ensure that the reasonable residential amenities of nearby residential properties are adequately protected from noise pollution.

10. No power tools or machinery which are audible at the site boundary/ies shall be used outside the fabric of the building. All doors and windows to the premises shall be kept closed at all times except for the explicit purpose of entry to or exit from the premises or for loading and unloading purposes.

Reason:-

To ensure that the reasonable residential amenities of nearby residential properties are adequately protected from noise pollution.

11. Any forklift trucks used on the application site shall be fitted with noise attenuated reversing alarms. All such alarms are to be kept in working condition and operable wherever a forklift truck is used on the site.

Reason:-

To ensure that the reasonable residential amenities of nearby residential properties are adequately protected from noise pollution.

12. The building shall be constructed so as to provide sound insulation against internally generated noise of not less than 35dB(A), with windows shut and other means of ventilation provided. The building shall not be brought into use or occupied until the required sound attenuation works have been permanently carried out. Such works shall be maintained thereafter for the life of the approved development.

Reason:-

To protect the amenity of the locality, especially for people living and/or working nearby,

13. (a) No phase of the development hereby permitted shall take place, except for works of site clearance and demolition until a risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.

(b) If the site risk assessment (a) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by the Local Planning Authority.

(c) Following completion of measures identified in the approved remediation scheme (b) and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:-

To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks

14. The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

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 Regulatory 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



