Application for Full Planning Permission by

Country Court Care Ltd

for

The Provision of a New C2 Care Home Facility, including a New Access, Car Parking Areas, Amenity Space and Associated Landscaping

at

The Former Goodfellows School, Spalding Common, Spalding, PA11 3AS



DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

the planning hub

Planning and Development Consultancy

Date – December 2015
Our Ref - PH/009/15

DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 This Statement is submitted to support this submission for full planning permission and to supplement the drawings and additional details that also accompany this proposal.

1.2 This Statement has been compiled in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

2.0 General Principles

2.1 Statements that accompany applications must explain how the Applicant has considered the proposal, and understands what is appropriate and feasible for the site in its context. It should clearly explain and justify the 'design and access' principles that will be used in the development of the scheme.

2.2 The details and information submitted show how the proposed development will be appropriate within the surrounding area and in the local context. This Design and Access Statement explores the full principles of the development and the issues connected with such a proposal in order to justify how the development will be acceptable in planning terms.

3.0 The History and Planning History of the Site

3.1 The 'Lincs to the Past' website (www.lincstothepast.com) indicates that the school was first opened on the 15th January 1872 as the Goodfellows CE School. Senior pupils were transferred to the new Gleed Senior School on the 9th April 1941 from which point onwards the premises were used solely a primary school.

3.2 The school has been closed since 2004 due to the dwindling number of pupils, and has remained vacant ever since.

3.3 Over the intervening 11 years no new user has come forward with a suggested re-use of the premises that has proved to be viable and they are now rapidly falling into disrepair. The main buildings, due to their original layout, shape and function, do not easily lend themselves to an alternative use which, coupled with a question over their structural integrity, has now proven to make the buildings unviable for a change of use or conversion proposal. The photographs below show the building in its current, dilapidated state.





3.4 Outline planning permission was granted on the 19th December 2005 for the conversion of the existing school building into a residential use and the erection of new dwellings within the grounds to the north. The application was referenced **H16-1444-05**.

3.5 On the back of the above outline planning permission, reserved matters approval was granted on the 16th June 2007 for the conversion of the main school building into 4 dwellings, the re-use of the former Headmasters House as a dwelling (with a rear extension) and the erection of 4 new dwellings within the land to the north. The development allowed for 2 new vehicular access points into the site, making 3 in total. The application was referenced **H16-0367-07**.

3.6 Full planning application **H16-0917-08** was approved on the 17th October 2008, allowing for the conversion and extension of the existing school building in order to create a small C2 care home.

3.7 The above planning permission was found not to be viable as the cost of the conversion and extension of the building in order to only provide 10 bedrooms, coupled with the future running costs, vastly outweighed the income that could be achieved from such a modest C2 use.

4.0 The Assessment of the Site

4.1 The assessment of the site and surroundings explains how the site has been appraised and how the opportunities and constraints of the site, as existing, led to the form of the proposed development. In order to achieve this the 'local context' of the site was examined along with physical, social and economic issues.

The Physical Context of the Site

4.2 The application site is located to the east of Spalding Common road (the B1173), which serves as an arterial road into the centre of Spalding, to the north, from the A1175, to the south.

4.3 Spalding town centre is approximately 1.7miles to the north of the application site. Spalding Common feeds into the town between the River Welland to the east and the rail line to the west, creating a build-up of linear development to either side of the road, including industrial and commercial premises, farm buildings, a wide range of residential properties, the community hall and the small cluster of former school buildings. The location of the site can be seen in red on the aerial photograph below.



4.4 The site forms an elongated, near-triangular parcel of land to the west side of Spalding Common. The aforementioned rail line runs immediately to the west of the site and there is a wide highway verge between the application site and the public highway which contains several highway trees. To the north of the site is a small copse of trees where the land narrows between the road and the rail line. To the south of the site are the industrial premises of South Lincs Patterns Foundry, where the nearest building to the site, which was formerly a dwelling, forms their associated offices. As can be seen on the photograph below, their access road and car parking areas adjoin the southern edge of the application site. The workshop buildings can be seen in the background (to the left).



4.5 On the opposite side of Spalding Common to the application site are residential properties of varying styles, size and age, ranging from 1920's semi's, 1930's semi-detached and detached properties and a bungalow. All of these properties are set well back from the public highway and, due to the degree of separation, would be at least 30m from the frontage of the application site.

4.6 The application site itself contains the former school buildings and associated additions and extensions, along with the former Headmaster's House, which is a 2-storey red brick property. The buildings are located in the southern part of the site, where the site is wider, with the land to the north being open grassland that was formerly the associated playing field. The former school buildings have a ridge height of approximately 8.1m and the Headmaster's House has a ridge height of 9.3m

4.7 vehicular access into the site is from a sub-standard access point located between the school buildings and the Headmaster' House. There are 2 pedestrian access points into the site, one directly in front of the Headmaster's House and the other at the southernmost end of the sites frontage to Spalding Common.

4.8 The site is bordered with only post and wire fencing at present and is relatively open and exposed. There is some natural hedging to the north east frontage of the site, along with protected (TPO'd) boundary trees at well-spaced intervals.

4.9 The site is relatively level but sits at a lower level than Spalding Common road to the east. The topographical plan (as submitted) show that, on average, the site is approximately 0.8m lower than the road.

4.10 There are no public rights of way that cross the site or which run adjacent to the site. It is understood that an easement to the rail line to the west of the site extends 8m into the application site.

The Social Context of the Site

4.11 This section examines how, if at all, the people in the locality will be affected by the development.

4.12 At present the site is bordered by development to the south and by residential properties opposite to the west. As previously developed land the redevelopment of the site would be classed as a 'brownfield' development which brings forward economic benefits that will be detailed in the following section.

4.13 In the past there has been a desire to keep and redevelop the existing structures on the site but this have never proven to be economically viable. Whilst we can appreciate a preference to keep these buildings they are clearly not worth converting and are now falling into disrepair. To replace these buildings before they become an eyesore makes perfect sense and the development will therefore provide an opportunity to construct new buildings on the site that will work well in terms of design and which will have no detrimental impact on the character and appearance of the area in general.

4.14 The proposed use for the site will be entirely compatible with the mixed area in which it is to be located and will be highly accessible and sustainable due to its location.

The Economic Context of the Site

4.15 The Applicants are experienced care home operators and are fully aware of the increasing need for care home places within the towns and villages within which they have premises. The increasing need for such facilities also brings with it a desire for modern, purpose built development over the well-established format of the conversion of larger and/or older properties. Older properties are proving more difficult to convert to care home uses due to the demanding regulations regarding access, door and corridor widths, the requirement to provide lifts, high levels of insulation and heating, wheelchair space in communal areas and the need for access for the use of specialised equipment such as chair hoists, for example. These features are all 'designed in' to the proposed development, making the facility not only user friendly (the care staff) but customer/resident friendly.

4.16 With the size of the overall site the obvious solution is to provide a purpose built facility, in close proximity to the main body of the town to the north, in order to satisfy the need for increased bedroom space within the area, to improve the status and turnover of the business and to increase staff levels in order to provide the required levels of care.

4.17 It remains encouraging to see a business such as this looking to move forward and provide additional, functional, care home facilities within the District. In doing so the business will create new full time and part time jobs, and will boost the local economy as residents and their visitors will use the nearby facilities.

5.0 Design Considerations

Use

5.1 Obviously the site has an established D1 (non-residential institution) use, so the redevelopment of the site will effectively change this to a C2 care home use in its entirety. Such a use is entirely compatible with the other residential and industrial uses within the area and would not be detrimental to those uses in any way. Conversely, the future residents of the care home to be provided would not be harmed by the existing uses within the area.

5.2 The Applicant's own and control Ashwood Care Home, which is less than 0.5 miles to the south of the application site on Spalding Common. Moving forward

with the proposed development shows a desire to increase the C2 care facilities within the area with a further modern, purpose-built development.

Amount of Development

5.3 The proposed development will allow for the provision of 61 bedrooms with associated day-space areas, bathrooms, storage areas, hair salon, gift shop, a café/bar area, cinema room, staff room, managers room, admin and office space, a kitchen area, laundry and a main reception area.

5.4 The efficient use of the site and the provision of 3-storey development in parts, will ensure that the developable space on the site is maximised in accordance with national planning policy, but not at the expense of either visual amenity or the amenities of the occupiers of the nearby properties.

5.5 It is considered that the amount of development is acceptable for a site of this size and, due to the scale and massing of the building, will not result in an over-development of the site to the detriment of the character and appearance of this dispersed part of the settlement.

Layout of the Development

5.6 The layout of the proposed development was at the forefront of our minds in the evolvement of the scheme. It is crucial that we can maximise the development potential of the site with minimal intrusion on either the street scene or the nearest residential properties. The site is constrained by its overall shape, the 8m easement along the western boundary and due to the location of the protected boundary trees. There is also the requirement to provide sufficient levels of car parking for staff and visitors and adequate levels of amenity space for the future residents

5.7 The development clearly has to replace the existing buildings in order that the wider part of the site is used on which to locate the new structure. It is also necessary to relocate the vehicular access into the site to a more appropriate and safe location to 'free-up' developable space in the centre of the site and to directly access the car parking area, which will be at the southern end of the site.

5.8 Through carefully designing and locating the proposed building, the development will not unduly impact on the street scene, nor will it affect the privacy and amenities of the occupiers of the properties opposite. This will be partly due to the scale of the building and by reason of the site being lower that the public highway to which it fronts.



5.9 The development will allow for the car parking area to be to the southern end of the site, which will effectively 'buffer' the site form the industrial premises to the south. The provision of an 'L' shaped building on the remainder of the site will allow for an enclosed private garden to the west of the building and a small formal garden to the north.

The Scale and Appearance of the Development

5.10 As referred to above the building will still be a reversed 'L' shape in its layout and will be 2 and 3-storey in order to contain the required number of bedrooms as well as the associated facilities and services. The general height of the structure

will be around 9.3m to the ridgeline (max) for the 2-storey elements, and ranges between 9m (min) and 11.9m (max) for the 3-storey development respectively – heights that are comparable to the existing buildings on the site. Elements of flat roof will help to minimise the buildings appearance and the 3-storey parts that present themselves to the highway are minimised through the use of gables and flat roofs where possible.

5.11 As the site is lower than the road the scale of the proposed building will be minimised where possible but it is argued that, by mixing the scale of the building with 2 and 3-storey elements the mass/bulk of the building will be broken up and the overall scale of the development will be complimentary to the general scale of the nearby development and of a complimentary height the buildings it would replace.

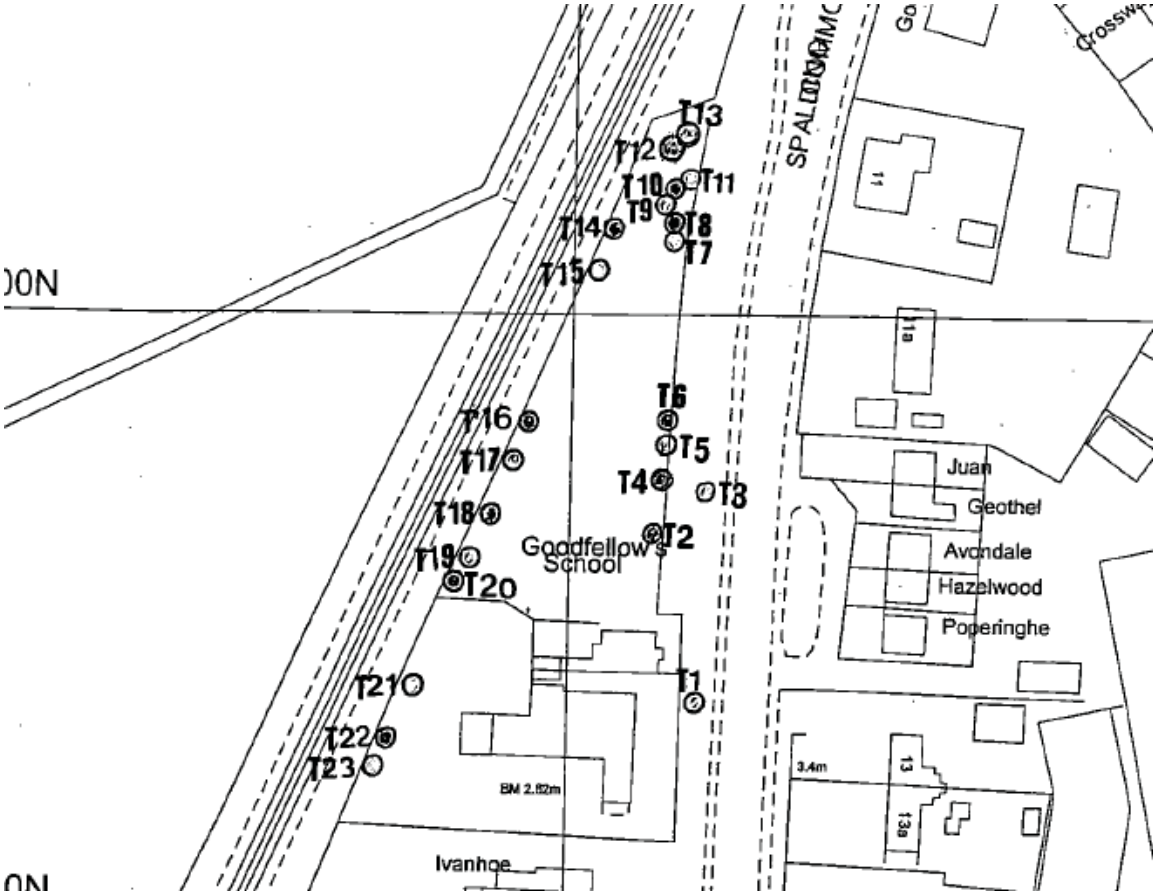


5.12 The appearance of most C2 care home developments can be somewhat utilitarian, uniform and bland so we have tried to break up the development through the use of differing roof heights, projecting gable elements and through the use of differing materials in order to add visual interest to the proposed building and to improve its appearance upon the street scene.



Landscaping

5.13 Tree Preservation Order No.68 (2005) serves to protect the trees on the application site, and the plan to support the TPO, as can be seen on the plan below, shows that the trees in question are mainly located to the site boundaries, other than the cluster of trees to the north of the site.



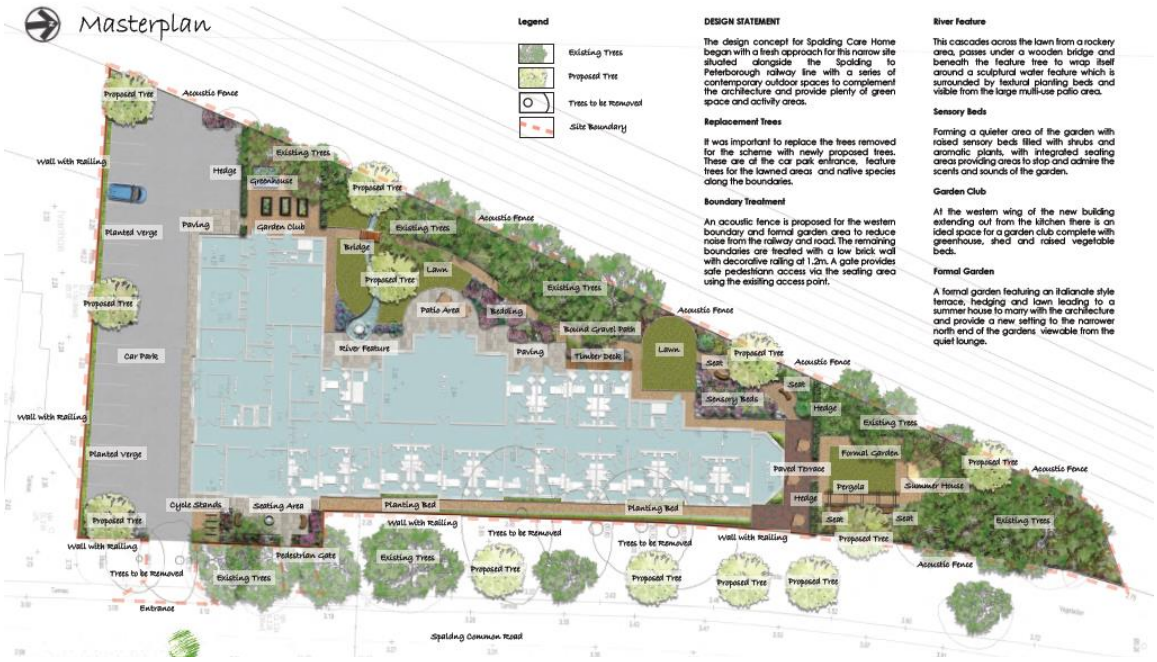
5.14 The proposed development would retain the majority of these trees but would require the removal of 6 of the frontage trees in order to allow for the siting of the building (4 boundary trees central to the sites frontage) and to make provision for a suitable and safe access into to the site (2 highway trees to the southern end of the site).

5.15 In order to support the tree removal works a full BS5837 Tree Condition Survey has been undertaken, which establishes that only 2 of the 6 trees to be removed are Category 'B' trees which, due to their condition and forecast longevity, should be retained where possible. In order to compensate for this loss, we will

undertake and extensive planting scheme within the site in order to ensure that the proposed building is adequately screened.

5.16 We have been in discussions with the Highway Authority in order establish whether we can undertake some off-site planting within the public highway in order to re-fill the central gap to the sites frontage that will be created by the removal of the 4 boundary trees. Our discussions with the County Council have been positive in this respect and we are able to propose this supplementary planting by extending the application site 'red line' to include the associated land on which the planting would take place.

5.17 The design concept plan for the proposed landscaping for the site can be seen below. This shows the planting of 8 new, semi-mature trees within the site, to replace the 6 trees to be removed and 4 new semi-mature trees within the highway verge, as referred to above.



5.18 The proposed new trees that are to be within the site would be located close to the entrance into the site, within the car parking area in order to break-up this expansive open area, and around the amenity spaces. The tree planting will be supplemented with a water feature, sensory gardens, a 'Gardening Club' area for the growing of plants and vegetables, as well as the provision of more formal garden spaces.

6.0 Access

Disabled Access

6.1 The application is purely for C2 residential care home purposes and the building to be constructed on the site will clearly have to be in full accordance with the current Building Regulations (Part M) in terms of providing disabled access facilities. Level or low-ramped access will be available from the car parking areas/hard standings through to all parts of the building accordingly. Within the new building there will be both stair and lift access to all floors and all bedrooms, hallways and communal areas will exceed the requirements for wheelchair circulation.

6.2 Disabled car parking provision is proposed in close proximity to the main entrance into the building and shallow ramped access will be provided if required. At ground level, footpaths around the building, within the garden areas and from the car parking areas will allow disabled access throughout the site.

Access into the Site

6.3 At present there is only a single vehicular access point into the site, a photograph of which can be seen on the following page.

6.4 The existing access point is sub-standard as it is too narrow, too steep and does not have the necessary bell-mouth radii in order to allow vehicles to safely use it without the risk of danger to highway safety. In addition to this there is insufficient space once within the site for vehicles to manoeuvre in order to access the existing car parking area to the front of the main school building.

6.5 The provision of a new entrance point to the southern end of the sites frontage to Spalding Common will allow for the above issue to be addressed and will create an access point that is fit for purpose and which will increase highway safety for the users of the site and the users of Spading Common itself.

6.6 The plan contained with the Transport Statement shows that adequate visibility splays can be achieved from the proposed point of access onto Spalding Common and that 2 vehicles can pass at the point of entry into the site, which will eliminate the need for vehicles to wait on the public highway if a vehicle is exiting the site.



Movement within the Site

6.7 Vehicular movement within the site will be restricted to the access route and car parking areas accordingly. The submitted details show the provision of 21 car parking spaces to the south of the proposed building, including 1 disabled space and the provision of a motorcycle parking area and secure cycle parking.

6.8 The Transport Statement also shows that large refuse vehicles, mid-sized box-vans and ambulances will be able to enter and exit the site safely as well as turn within the site, which will enable them to enter and exit in a forward gear.

7.0 Conclusion to the Design & Access Statement

7.1 The format for a suitable Design and Access Statement has been closely followed in this case and the 'Good Design Principles' identified at the end of the CABE document have been adhered to in the formulation of this application.

7.2 It is hoped that with the use of this Design and Access Statement and the other supporting documentation, the acceptability of the proposed development is acknowledged.

PLANNING STATEMENT

The relevant national Government planning guidance in this case is contained within the **National Planning Policy Framework** (NPPG), as adopted on the 27th March 2012, and the Governments' **National Planning Practice Guidance** (NPPG), which came into force on the 6th March 2014.

The NPPF

The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies sustainable development as being 'economic', 'social' and 'environmental' whereby all planning proposals should contribute to building a strong, responsive and competitive economy, support strong vibrant and healthy communities and contribute to protecting and enhancing our natural, built and historic environment. **Comment** - In our opinion the proposed development will contribute to the local economy, will support the local community by providing new care facilities to serve the population whilst, at the same time, will have no detrimental impact on the local environment.

Paragraph 9 of the NPPF states that to pursue sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. In achieving this we must (*inter alia*) '*…replace poor design with better design*' and '*…improve the conditions in which people live, work, travel and take leisure*'. **Comment** - The proposed development achieves both of these aims as it will not only improve the level of elderly care provision within the area but it will bring a disused site into a useable, functional and worthwhile use, without detriment to wider area within which it is sited

Paragraph 14 of the NPPF puts forward the presumption in favour of sustainable development and, in terms of decision making, states that development proposals that accord with the 'development plan' should be approved without delay. It will be argued in this section that the proposal is in accordance with the 'development plan' and should therefore be approved accordingly.

Paragraph 17 identifies the 12 'Core Planning Principles' that underpin plan-making and decision-taking. Criterion 2 states that the planning process is not simply about scrutiny, but should be a creative exercise in finding ways to enhance and improve the places in which people live their lives. Criterion 4 states that the planning process should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Comment - It is considered that the proposed development would be fully compliant with these principles as the development is a creative way of improving and using this land in a manner which will improve the overall provision of care facilities within the area.

Paragraph 18 of the NPPF highlights the Government's commitment to securing economic growth in order to create jobs and prosperity. Paragraph 19 re-enforces this in stating that the Government is committed to '...*ensuring that the planning system does everything it can to support sustainable economic growth*.' It also states that planning should operate to encourage and not act as an impediment to sustainable growth. **Comment** - Significant weight should be placed on the need to support economic growth through the planning system. The proposed development will create approximately 30 new local jobs as well as creating many local jobs during the construction phase.

Core Principle 7 concentrates on 'Requiring Good Design' and acknowledges that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Paragraph 58 states that planning decisions should aim to ensure that developments (*inter alia*) respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. Paragraph 60 doubles-up on this in stating that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to confirm to certain development forms or styles, whilst accepting that it is proper to promote and reinforce local distinctiveness. **Comment** - Every effort has been made in the design of the proposed development to ensure that its general appearance would be simple and uncluttered but, at the same time, modern and sympathetic to the surrounding development. The proposed building will be constructed in materials that will by sympathetic to the surrounding development. In all respects it is considered that the proposed development will fully comply with Core Principle 7 of the NPPF.

Core Principle 10 concentrates on the challenge of climate change and flooding and serves to direct development away from areas of highest risk of flooding or make development safe without increasing flood risk elsewhere. We are fully aware that the site is located within a flood zone and have submitted a comprehensive Flood Risk Assessment and a full Drainage Assessment, to support the planning application.

The NPPG

The NPPG provides an informative section on 'Design' and goes into detail on why good design matters and what it achieves. Paragraph 004 of this section states that development proposals should reflect the requirement for good design set out in national and local policy and LPA's are required to take design into consideration, giving weight to outstanding or innovative designs which help to raise the standard of design more generally within the area. **Comment** – We are certain that not only is the design of the new C2 care home far better than the buildings it will replace but the redevelopment of the site following the removal of these redundant and dilapidated structures will improve the overall character of the area accordingly.

The NPPG goes on to examine how buildings and the spaces between them should be considered and states that developments should be considered in relation to adjoining buildings, streets and spaces along with the topography of the area, the general pattern of building heights as well as views, vistas and landmarks. The main thrust of this part of the NPPG (paragraph 024) is to ensure that new and existing buildings relate well to each other. **Comment** – We are of the opinion that that building of this size, in this location and set at the ground level that will be lower than the adjacent road, the proposed development will relate well to the nearby development (industrial premises to the south and dwellings some 30m+ away on the opposite side of the road) and will not have any detrimental impact on the overall pattern of development within the area or any particular view, vista or landmark.

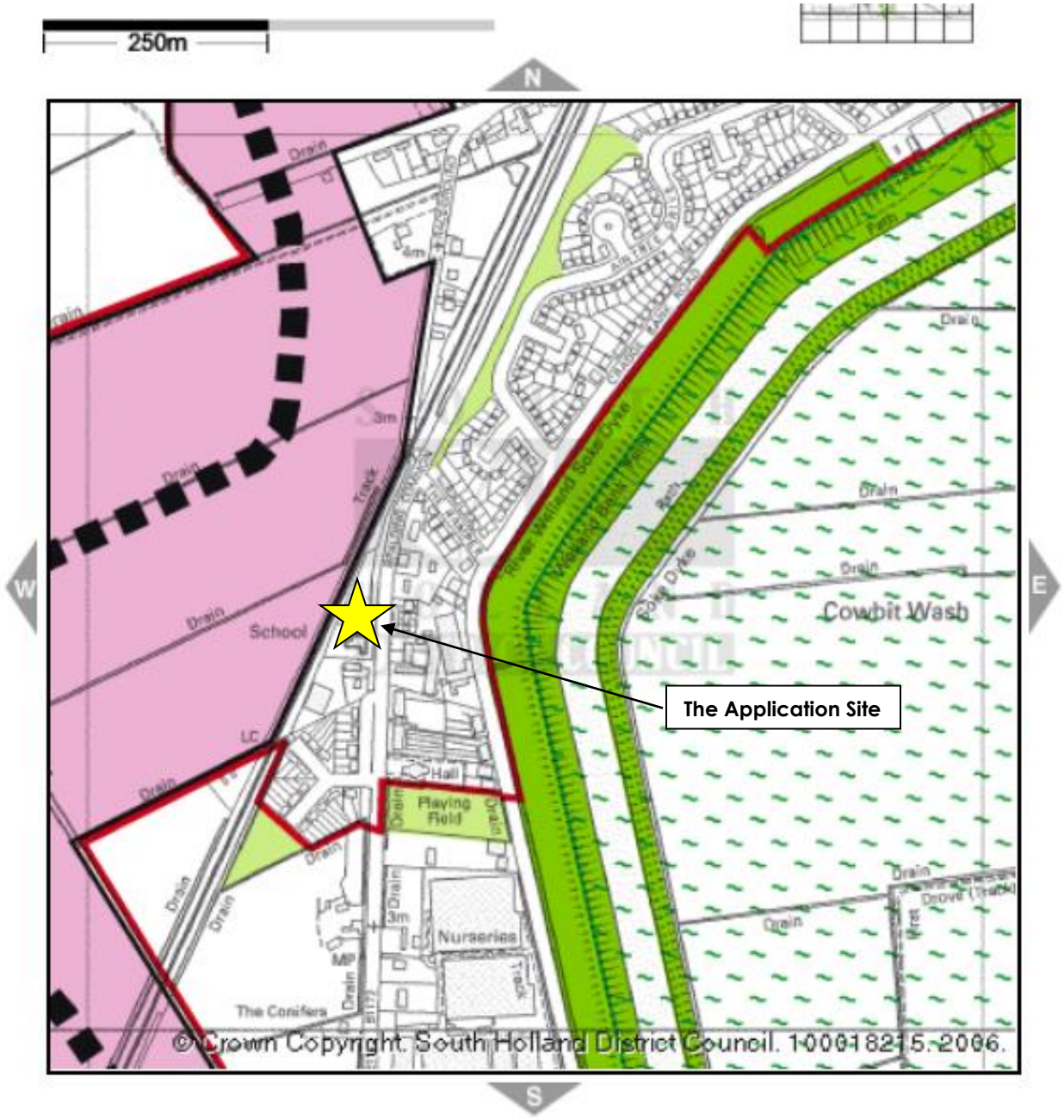
The relevant 'Development Plan' policies in relation to this development are contained within the adopted **South Holland Local Plan** (2006) and the emerging **South East Lincolnshire Local Plan.**

The South Holland Local Plan 2006

The South Holland Local Plan sets out the planning policies that are intended to guide and control new development in the District until 2021 by '*…encouraging the economy to grow and allowing more housing to be built as part of a balanced strategy*'.

Firstly, it is important to note that the application site has no formal allocation within the Local Plan, nor is it governed by any policies that 'wash over' it. The plan on the following page indicates (by the red line) that the development is within the 'Defined Settlement Limit' and that the land adjacent to the site to the west, to the other side of the rail line, is allocated for a large 'Urban Extension' to the town (shown pink on the

plan). Such a development will, in time, ensure that the application site is surrounded by development on all 3 sides and will clearly be absorbed within the wider settlement.



Policy SG1 of the Local Plan concentrates on 'General Sustainable Development' and allows development that is consistent with the principles of sustainable development where the quality of life to residents is unimpaired or enhanced, where reasonable measures have been taken to conserve energy and natural resources and where the District's character and assets are not damaged.

Comment – The proposed development will be fully compliant with this over-riding initial policy within the Local Plan.

Policy SG2 focuses on the 'Distribution of Development' in order ensure that all developments have a regard to sustainable development principles by prioritising development of previously developed land within defined settlement limits, by making the efficient use of land, by locating development where it can be served by public transport and by ensuring that development is acceptable in terms of traffic generation and road safety. **Comment** – The proposed development makes a highly efficient use of a previously developed site within the settlement limits. In addition, the site is relatively well served by public transport (see the Transport Statement), will be a low traffic generator and will provide and improved, safe access for persons visiting the site by car. For these reasons it is clear that the proposed development fully accords with the provisions of this policy.

In terms of efficiency we will make every attempt possible to ensure that the proposed development is energy efficient and water efficient in accordance with policies SG7 and SG8 accordingly.

In terms of Flood Risk policy SG9 states that permission will only be granted where a Flood Risk Assessment has been carried out, demonstrating how the proposed development will be defended from flooding, taking into account proposed mitigation measures. **Comment** – The proposed development is supported by a robust FRA which concludes that the application site has the protection of fluvial flood defences, that the proposed development passes the sequential and exception tests and that flood damage can be mitigated against by simple design and construction techniques.

The submitted Drainage Assessment shows that the proposed development will comply with Policy SG11, on 'Sustainable Urban Drainage Systems' and Policy SG12 on 'Sewerage and Development'.

Policy SG14 focusses on the 'Design and Layout of New Development' to ensure that new development is designed to make a positive contribution to the architectural and visual quality of the surroundings. The policy lists the criteria against which all development should be assessed in order to ensure that respect is given to local vernacular but acknowledging that high quality contemporary design will be supported in appropriate contexts. **Comment** – It is considered that the proposed development meets all of the listed criteria within this policy, resulting in a development that would be appropriate in terms of (*inter alia*) scale, form, height, materials, character, architectural detailing, landscaping, access and its relationship with the existing development nearby.

Policy SG15 seeks to ensure that all new developments are designed in order to provide safe and convenient access to and within the site for cars, cyclists, pedestrians and disabled persons. **Comment** – The proposed development has been designed in a way that the access and layout fully conform to this policy.

Policy SG17 concentrates on the 'Protection of Residential Amenity' and ensures that, when considering new development proposals, the extent of overlooking and loss of privacy are taken into account, along with any overbearing and overshadowing, noise nuisance, vehicular activity and levels of smells, emissions and pollutants. **Comment** – The proposed development is too far away from the nearest residential properties to cause any issues of overlooking or a loss of privacy and, for the very same reason, will not be overbearing or result in any overshadowing. The prosed use is not one that is highly trafficked, nor will it result in any adverse noise levels, smells or other emissions.

Policy SG18 of the Local Plan seeks to ensure that landscaping proposals are an integral part of the design and layout of new development. Particular attention should be paid to the protection of existing trees and hedgerows, the provision of strategic tree planting to improve the setting of the development and the maintenance and establishment of wildlife habitats. **Comment** – We have attempted to minimise the loss of existing boundary trees to the site, whilst still being able to make an efficient use of the land. As detailed in the Design and Access Statement and the submitted Tree Condition Survey, we have limited this loss to 6 trees and are proposing the plant at least 8 semi-mature trees within the site and, through agreement with the Highway Authority, plant 4 more replacement trees within the highway verge. A detailed landscaping concept scheme is submitted as part of the proposed development.

<u>The South East Lincolnshire Local Plan</u>

The Council are currently working on the preparation of the South East Lincolnshire Local Plan in partnership with Boston borough Council and Lincolnshire County Council. It is intended that the Local Plan will guide development over the next 20 years and will shape how the area changes during this period. The Local Plan will identify opportunities for growth and will set out clear guidance on what planning applications will be permitted and where.

As this document is only in its infancy, with the draft not being published for comment until the 8th January 2016, it is clear that the emerging Local Plan currently holds no weight in the determination of this planning application.

Conclusion

The above paragraphs show that the proposed development is wholly in accordance with the national planning guidance set out in the National Planning Policy Framework and the National Planning Practice Guidance and, at a local level, the South Holland Local Plan 2006.

For these reasons it is considered that the proposed development is wholly compliant with both national and local planning policy. In line with paragraph 14 of the NPPF, as the proposed development is in accordance with the 'development plan' the proposed development should be '…*approved without delay*'.

It is therefore requested that planning permission is granted accordingly.

M. Hubbard
PG Dip TP, MRTPI
December 2015