

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0518-25 **Applicant:** BoyleSports (UK) Limited

Proposal: Change of use of the ground floor from Use Class E to Sui Generis (betting office) & external alterations

Location: 10 Hall Place Spalding Lincolnshire

Terminal Date: 22nd September 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
24	The Retail Hierarchy
25	Supporting the Vitality and Viability of Boston and Spalding Town Centres
26	Primary Shopping Frontages
28	The Natural Environment
29	The Historic Environment
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2: Achieving Sustainable Development
Section 6: Building a Strong Competitive Economy
Section 7: Ensuring the Vitality of Town Centres
Section 8: Promoting healthy and safe communities
Section 9: Promoting Sustainable Transport
Section 12: Achieving Well-designed Places
Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15: Conserving and Enhancing the Natural Environment
Section 16: Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

HIGHWAYS & SUDS SUPPORT	0	0	0	1
SPALDING & DISTRICT CIVIC SOCIETY	1	0	0	0
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	1	0	0	2
RESIDENTS	16	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought to change the use of the ground floor of the premises from a Bank (Use Class E) to a Betting Shop (Use Class Sui Generis).

External alterations are proposed which comprise:

1. The removal of the existing grey marble powder coated aluminium shop front and the marbled panelled section of the shop front with cut out for ATM machine and the installation of new entrance door, stall riser and new aluminium shop front powder coated blue.
2. The installation of laminated safety glass to the shop front and entrance door.
3. The provision of two satellite dishes mounted on a pole to the rear of the building.
4. The installation of 3 air conditioning condenser units beneath the stairs to the rear of the property.

The scheme initially proposed the cladding of the existing deep fascia and pilasters in powder coated aluminium (colour blue), however, the proposal has been subsequently amended and the deep fascia in Roman stone and pilasters are now to be retained as existing.

A separate application has been submitted seeking advertisement consent for signage under application reference H16-0519-25.

Site Description

The application site comprises a substantial three storey building prominently located within Spalding town centre and the Spalding Conservation Area. The site forms part of the Primary Shopping Frontage. Retail premises adjoin the site to each side with residential properties, located along Gore Lane, situated to the rear. The site is located within Flood Zone 3.

The building is a 1950's reinforced concrete framed structure of a brutalist style. The ground floor premises were previously occupied as a Bank but is now vacant and has a deep Roman stone fascia with pilasters and a low stall riser.

History

H16-0966-07: Install new replacement internally illuminated external signage (one fascia and one projection sign). Approved 29th August 2007.

H16-0307-24: External alterations to include removal of external signage, external ATM, night safe and CCTV camera. Approved 16th July 2024.

H16-0519-25: Proposed Signage. Under consideration.

Consultation Responses

Responses Received (consultation period between 4th June 2025 and 25th June 2025)

Councillor Taylor

Objects to the application.

"This is a conservation area and we are now experiencing a cluttering of betting and gambling establishments in a small geographical area. Studies by the local government association highlight increased anti-social behaviour, including loitering and crime."

The Rt. Hon Sir John Hayes CBE MP

"Spalding already has four bookmakers, along with Merkur Slots and Horizon, all in prominent positions within the town so, a fifth establishment is really not needed or welcome. Having worked with national organisations that tackle gambling, I am aware of the devastating impact gambling addiction can have on individuals and families. Spalding should not be feeding a gambling epidemic.

Furthermore, an additional betting shop is unlikely to increase footfall to boost the local economy and benefit other traders. In fact, it may deter visitors and shoppers from visiting the town.

I would also argue that the proposed illuminated sign is inappropriate for a conservation area.

I believe that Spalding already has more than enough establishments to meet the needs of those who wish to gamble so, I would be grateful if you could treat my letter as an objection to the proposal."

Spalding and District Civic Society

Object to the application. The Civic Society object to the loss of the original Roman Stone fascia and black Bon-Accord marble risers below the windows. The use of the applicant's corporate colours to the extent proposed would be detrimental to the appearance of the building and conservation area.

There are three existing betting offices on Hall Place and one on Sheep Market and two gaming centres. Any further betting shop in the primary shopping area would represent an over-proliferation of similar establishments.

Historic Environment Officer

The proposal is unlikely to have an impact on significant archaeological remains, consequently no further archaeological input is necessary for this application.

Environmental Protection Officer

No comments regarding environmental protection.

Highway and Lead Local Flood Authority

No objections. The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future occupants of the development will not be reliant on the private car and therefore parking is not essential for this proposal. The proposal will not have an adverse impact on the public highway or surface water flood risk.

Designing Out Crime Officer

No objections.

Public Representation

The application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. 18 letters of representation have been received objecting to the proposal, the main issues referred to are:

- The town already has an over proliferation of betting and gambling establishments already, the local plan has identified the risks of this happening and therefore this should not be allowed to continue.
- The unit is highly visible and close to some of the limited remaining national chains. Given these are now surrounded by betting shops it is very possible they would consider their presence in the town centre leading to significant economic harm.
- Spalding has been awarded £20million over 10years as part of the plan for neighbourhoods to reinvigorate the town and community. Approval of this plan would make this significantly harder to achieve.
- A planning application not intending to make full use of this building should not be considered at all.
- Spalding is a community with multiple indicators of social and economic vulnerability. The proposed located risks normalising gambling behaviour among young people and vulnerable adults.
- There is little evidence that the gambling shop would provide meaningful benefit to the town.
- Another betting shop is not needed, especially when there is one across the street.
- Gambling leads to debt which leads to antisocial behaviour.
- The town does not need another bookmakers, it needs quality shops.
- The proposal would result in the loss of a prominent ground floor unit within an established E use class within Spalding Town Centre and Primary Shopping Frontages.
- The unit is in an attractive location close to nationally established retail occupiers. It can readily support a whole range of retail occupiers and be retained as a retail unit or other use falling within an E class within the town centre boundary.
- The proposed change of use would see an internally illuminated fascia sign and projecting sign installed within the exterior of the ground floor unit. The site is within the conservation area and the installation of these exterior signs would cause harm to the primary shopping frontage and not respect the conservation area.
- The proposal seeks to make alterations to the frontage, replacing the current ATM with a large window and relocating the door in the centre of the frontage. These changes do not contribute positively to the areas character.
- An additional betting shop is likely to further reduce the focus on retail within the town centre and create an overconcentration of betting shop/gambling premises in the immediate vicinity.
- The application fails to provide any evidence or marketing information to justify the loss of the unit in the town centre.
- It is highly probable that the unit is capable of accommodating a new retail occupier should it be robustly marketed.
- It would be expected that the application should be required to submit robust evidence from the marketing agents to demonstrate that genuine efforts have been made to secure a retail operator for the unit.
- The proposal will exacerbate the existing cluster of sui generis betting offices and similar uses with the resultant negative impact and harm to the Primary Shopping Area.
- The proposed use would fail to make a positive contribution to the vitality and viability of the Primary Shopping Frontage.
- The proposal would further dilute the retail offer in this part of the town.
- The use will result in a further break in the retail frontage and create a dead frontage.

In response to the objections received, the applicants' agent has submitted a rebuttal to the issues raised. The main points raised are:

"Spalding Sub Regional Centre has around 300 units, of these 4 are betting offices, amounting to approximately 1.3% of the total units. An additional betting office would increase this proportion to 1.6%, it therefore cannot reasonably be said that the proposed development would lead to saturation or constitute proliferation...Betting offices have been shown to support the vitality and viability of centres in numerous appeal decisions as they generate footfall...It is important to note that the unit has been vacant since May 2024, and as such it currently detracts from the vitality of the Primary Shopping Frontage....The proposed development would provide substantial benefits to the local economy. On average £300,000 is invested in BoyleSports on the fitting out of each new unit...The project would also create 3 full time and 3 part-time jobs...There is no evidence of anti-social behaviour linked to existing betting offices in Spalding town centre, measures to mitigate potential issues are a matter for licencing...One of the licensing objectives BoyleSports must

demonstrate relates to the 'protection of the vulnerable' and therefore robust policies are in place to ensure this."

Planning Considerations

The main issues and considerations in this case:

- Principle of Development and Sustainability.
- The Effect of the Proposal on the Vitality and Viability of Spalding Town Centre.
- Healthy Communities.
- Whether the Proposal would Preserve or Enhance the Character or Appearance of the Spalding Conservation Area.
- Biodiversity Net Gain.
- Other Matters.

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Within Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special attention is paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Principle of Development and Sustainability

The National Planning Policy Framework (Framework) December 2024 sets out the Government's planning policies for England and how they should be applied. It advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective, which are interdependent and should be pursued in mutually supportive ways.

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

The application site is located within Spalding, defined under Policy 1 as a 'Sub-Regional Centre'. The Policy advises within the settlement boundary of Spalding development will be permitted that supports its role as a Sub-Regional Centre. The application site is located within Spalding town centre, and seeks permission to re-use a vacant ground floor commercial unit.

The principle of the re-use of the business premises would therefore accord with the requirements of Policy 1 of the South East Lincolnshire Local Plan, 2019, subject to the considerations of all other material factors which are assessed in the sections below.

The Effect of the Proposal on the Vitality and Viability of Spalding Town Centre

The Framework advises at paragraph 90, that planning decisions should support the role that town centres play at the heart of local communities by taking a positive approach by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses and reflects their distinctive characters.

Policy 24 of the South East Lincolnshire Local Plan, 2019, identifies Spalding as a Sub-Regional Centre and states it will be the locational focus for the development of town centre uses, including retail, food and drink outlets, financial and professional services and leisure and tourist related uses.

The justification to Policy 24 at paragraph 6.2.6 states that while retail uses are fundamental for attracting customers, non-retail uses can add to the vitality of centres. However, an over-proliferation of similar uses such as hot food takeaways and betting shops, particularly within the Primary Shopping Area, can negatively impact on the local amenity and activity within a centre and, therefore, will be resisted. The justification further states that a balanced approach to new development in town centres is therefore required, further stating uses which attract a reasonable level of customers and therefore footfall will be supported, as these can generate passing trade for other shops and facilities.

Policy 26 of the South East Lincolnshire Local Plan, 2019, states within the Primary Shopping Frontages ground floor A1 units should be retained predominantly for retail use unless it can be demonstrated that the loss of an A1 unit, by change of use or redevelopment will:

- Make a positive contribution to the vitality and viability of the Primary Shopping Frontage.
- Not result in a loss of A1 floor space or frontage of a scale that undermines the retail function of the frontage, and
- Allow upper floors to be effectively used, including the possibility of independent use, where appropriate.

The justification to the Policy acknowledges the greater role non-A1 uses play in the town centre, but states at paragraph 6.4.6, a loss of A1 frontage of a scale that undermines the retail function of the frontage would be considered to have occurred where uses would, individually or cumulatively, change the A1 function of that part of the frontage.

The Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020 (The Regulations) came into effect on 1st September 2020. The application site would now fall within Class E of Part 1, Schedule 2. The reference to Class A1 within the South East Lincolnshire Local Plan, 2019, has now been subsumed by these changes and a Bank would have previously fallen within Class A2, although now forms part of the wider E Class. Nonetheless, the policy objectives of Policies 24 and 26 are reflected in paragraph 90 of the Framework as outlined above.

The proposal seeks to change the use of the former Bank (Use Class E) to a Betting shop (Use Class Sui Generis). Annex 2 of the Framework defines Main Town Centre Uses. Whilst it does not specifically mention betting shops it refers to leisure, entertainment and recreation uses including amongst other things, casinos and bingo halls. It is therefore reasonable to expect betting shops to be provided within town centres.

The application site is currently vacant and located between two retail units within a long frontage that contains a mix of retail and non-retail premises, the overall retail character includes a variety of high street uses. The building was previously used as a Barclays bank, which included posters and marketing boards displayed behind the shop front with part of this being of solid construction to facilitate an ATM machine, letter box and night safe. There would be no vinyl applied to the proposed shop front ensuring an open shop frontage is retained. In this regard the appearance of the betting shop would be similar to that of the bank, utilising the ground floor of the building with the upper floors capable of re-use. It is therefore not considered that the proposal would result in a blank frontage.

The town centre of Spalding has approximately 300 units and of these 4 are betting offices, as a percentage this equates to 1.33%, the addition of a further betting shop to the town centre would increase the percentage to 1.66%. As part of their submission the applicant's agent has provided a GOAD plan which indicates that within the Primary Shopping Frontage there are approximately 53 units in total and 2 betting shops which equates to approximately 3.8% of the total units, this would increase to 5.7% with the addition of a further betting shop.

It is noted that there are two Adult Gaming Centres within the Primary Shopping Frontage, however, as an adult gaming centre is a sui generis use these units cannot be considered in assessing whether the addition of a further betting shop would lead to an over-proliferation of this particular use. Taking into consideration the relatively low percentage of betting shops that exist both within the Primary Shopping Frontage and town centre as a whole it is not considered that the addition of a further betting office would result in an over-proliferation of similar uses.

The applicant's agent has submitted a footfall survey undertaken by a competitor at six locations in August 2024, this was carried out to understand the impact the presence of a betting shop had on the vitality and viability of those centres. This concluded that the average footfall to the betting shops across the six locations was comparable to those of other town centre uses. In the absence of any evidence to the contrary it is considered that the provision of a further betting shop would maintain and support the vitality and viability of Spalding town centre.

It is therefore concluded that the proposal would accord with Policies 24 and 26 of the South East Lincolnshire Local Plan, 2019, along with paragraph 90 of the National Planning Policy Framework, December 2024 which seeks to ensure the vitality of town centres.

Healthy Communities

The Framework advises at paragraph 96, planning policies and decisions should aim to achieve healthy, inclusive and safe places. This standpoint is reflected in Policy 32 of the South East Lincolnshire Local Plan, 2019, which requires development to contribute to improving the community's health and well-being.

Whilst gambling is a leisure pursuit that is safe for most responsible adults, many representations received have raised concern at the provision of a further betting shop and the damaging effects that gambling addiction can have on individuals and those around them, and clearly this is an issue that is taken very seriously. However, gambling premises are controlled by other legislation. The applicant will need to apply for a licence and has advised that one of the licensing objectives they must demonstrate relates to the 'protection of the vulnerable'.

It is therefore concluded that the proposal would accord with Policy 32 of the South East Lincolnshire Local Plan, 2019 and section 8 of the National Planning Policy Framework, December 2024.

Whether the Proposal would Preserve or Enhance the Character or Appearance of the Spalding Conservation Area

The Framework, at paragraph 202, advises heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Policy 29 of the South East Lincolnshire Local Plan, 2019, advises that to respect the historic legacy, varied character and appearance of the South East Lincolnshire historic environment, development proposals are required to conserve and enhance the character and appearance of designated and non-designated heritage assets.

Policy 29(B) states:

Proposals within, affecting the setting of, or affecting views into or out of a Conservation Area, should preserve (and enhance or reinforce as appropriate) features that contribute positively to an areas character, appearance and setting.

The site is located within the historic commercial centre of the Spalding Conservation Area, comprising Hall Place, Market Place and Sheep Market. The town centre consists of a variety of commercial buildings of traditional and contemporary appearance which collectively have a coherent form. The application building is a substantial three storey structure of 1950's construction. The upper floors are clad with artificial stone with aluminium windows, the ground floor has a deep fascia construction in Roman stone, with a black Bon-Accord marble stallriser and pilasters. There are three large openings, two of which are glazed the other has been blocked up to facilitate an ATM machine, night safe and post box. The rear of the building is of brick construction.

Although the building is of little architectural merit, its scale has visual presence within the

Conservation Area and as such makes a modest contribution to the overall character. The proposal seeks the replacement of the existing shop front. As initially submitted this proposed the cladding of the existing fascia, pilaster and stall riser in the applicant's corporate colour blue.

The applicant was advised that the cladding of the entire fascia and pilasters as proposed would harm the visual amenity of the area and fail to preserve the character of the Conservation Area. To achieve an acceptable scheme, the applicant was advised to significantly reduce the extent of the fascia to be used to display signage and retain the pilasters as existing to ensure visual continuity with the upper floors of the building. Amended plans have been received incorporating these changes which are considered acceptable. Although the concerns of the Civic Society are acknowledged, regarding the loss of the black Bon-Accord marble stall riser, given its limited depth it is not considered that its replacement as proposed would be harmful to the overall appearance of the building and Conservation Area.

To the rear of the building two satellite dishes are proposed which are to be mounted on poles. As these will be positioned at ground floor level and no higher than the existing single storey roof, these structures will have limited public visibility. Three air conditioning units are also proposed at ground floor level beneath the stairs and located behind a steel cage. These will be screened from public vantage points by a high wall and given the proposal will remove five more visually prominent air conditioning units the proposal will safeguard the character and appearance of the Conservation Area.

The proposal will serve to safeguard the character of the Conservation Area and in this regard accord with the requirements of Section 72 of the Act and Policy 29 of the South East Lincolnshire Local Plan (2019).

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is required under a statutory framework introduced under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) and requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

For applications that are submitted prior to the introduction of this requirement, the development would be exempt from the mandatory 10% requirement and as such, the Biodiversity Gain Condition would not apply. However, this application was submitted following the introduction of this legislation. As such, unless comprising development that is exempt from this mandatory Biodiversity Net Gain (10%), a condition would be required, as mandatorily set.

A Biodiversity Net Gain Exemption Statement has been submitted as part of the application. This states the development would not impact any onsite priority habitat, and it impacts less than 25square metres of onsite habitat that has biodiversity value greater than zero and less than 5metres in length of onsite linear habitat. Therefore the development qualifies for the de minimis exemption of mandatory BNG.

The site is hard surfaced to the rear with no land to the frontage and buildings adjoining to both sides. It is considered the development meets the requirement of exempt development and is not required to provide Biodiversity Net Gain.

Other Matters

Residential Amenity

The premises will operate from 8am to 10pm each day, given the sites town centre location these

hours of use are considered reasonable. The air conditioning units and satellite dishes proposed to the rear of the building are located sufficient distance from neighbouring dwellings to ensure existing levels of amenity are not detrimentally affected.

Parking

The site is located within the town centre within walking distance of the train and bus station and close to an existing public car park. The highway authority has no objection to the proposal.

Flood Risk

The site is located within Flood Zone 3. A Flood Risk Assessment has been submitted as part of the application which states it is not necessary to pass the Sequential Test as the proposal seeks a change of use.

The development is a less-vulnerable use and the building has been previously used for commercial purposes. As there will be no increase in the vulnerability of the use of the building and no additional built form is proposed, it will be safe for its lifetime and the development will not increase the risk of flooding elsewhere.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal would ensure the retail function of the Primary Shopping Frontage remains predominant and would support the vitality and viability of the town centre. There would be the creation of 3 full-time and 3 part-time jobs which would provide minor economic benefit. The proposed external alterations would safeguard the character and appearance of the Conservation Area and there would be no detriment to residential amenity or highway safety nor would there be any increase in the risk of flooding.

The proposal accords with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole. In this instance there are no material considerations that weigh against the proposal and as such the planning balance is in favour of the development.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 24, 25, 26, 28, 29, 32 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024). There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated powers.