

## COMMITTEE REPORT

**Date:** 7 August 2014                      **Ward:** Dringhouses and Woodthorpe  
**Team:** Major and Commercial Team                      **Parish:** Dringhouses/Woodthorpe Planning Panel

**Reference:** 14/01191/FUL  
**Application at:** Garage Court Site at Chaloners Road York  
**For:** Residential development to include 6no. apartments and 2no. houses with associated parking and landscaping  
**By:** City Of York Council  
**Application Type:** Full Application  
**Target Date:** 17 July 2014  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The site is a garage site situated between existing two storey residential properties on Chaloners Road. It contains 15 no. garages set back within the site behind a grassed and tarmac forecourt. The rear of the site and the northern boundary are overgrown and there is an electricity sub station in the north east corner. The site is situated in a residential area and is bounded to the rear by Hogg's Pond.

1.2 The proposal seeks to demolish the garages and erect a residential development containing 2 no. two bed houses and 6 no. 2 bed apartments. The application is made by Housing Services and the apartments would all be for social rent (although Housing Services do not know if they will form part of the downsizing provision for the over 55s as yet). 6 no. car parking spaces would be provided. Amenity space would be provided to the rear; including gardens for the houses and shared amenity space for the apartments. The sub station would be relocated to the front (south west) corner of the site.

1.3 Consultation was undertaken at a Public Information Event on 16th April, prior to the application being submitted. There was general support for the scheme and comments made on the loss of the tarmac area for overspill parking and a reduction in roof height of the proposal. Attendees were advised that comments could be made through the formal planning process.

1.4 The site is not allocated in the City of York Development Control Local Plan. The proposal represents a housing windfall and Policy H4a applies. The site falls within Flood Zone 3.

1.5 A revised site plan has been submitted showing the sub station set back slightly within the site, so that the door would not open onto the footpath.

1.6 The application is reported to Sub-committee as the City Council is the applicant and an objection has been received.

## **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

Floodzone 2 GMS Constraints: Flood zone 2

Floodzone 3 GMS Constraints: Flood zone 3

2.2 Policies:

CYGP1	Design
CYGP3	Planning against crime
CYGP4A	Sustainability
CYGP9	Landscaping
CYH4A	Housing Windfalls
CYT4	Cycle parking standards
CYED4	Developer contributions towards Educational facilities
CYL1C	Provision of New Open Space in Development
CGP15A	Development and Flood Risk

## **3.0 CONSULTATIONS**

### **INTERNAL CONSULTATIONS**

#### Highways Network Management

3.1 No objections. We do not expect a material increase in traffic generation following the change of use. Car parking for 6 off street spaces will be provided as part of the scheme. In addition there is unrestricted parking on the carriageway fronting the development for 3 cars. Car parking satisfies CYC's Annex E standards. Cycle parking has not been fully detailed, but may be conditioned.

3.2 Parking for the substation maintenance vehicles will be accommodated on the public highway verge due to the infrequent nature of the access to the sub station. We require the developer to provide permanent reinforcement of the highway verge fronting the new sub station to protect the grass and tree. Details of the reinforcement/tree protection will need to be conditioned and to the satisfaction of our landscape architect due to the proximity of the street tree.

### Landscape Architect

3.3 Any comments will be reported verbally.

### Flood Risk Management Team

3.4 Raise no objections, but require the imposition of conditions. The site is within Flood Zone 3, and a Flood Risk Assessment (FRA) has been submitted for approval to the Environment Agency (EA). Based on the submitted FRA the Environment Agency raise no objections. Conditions should be applied in respect of foul and surface water drainage works, including piped surface water discharge prior to the completion of works.

### Environmental Protection Unit (EPU)

3.5 Do not object but raise concerns in respect of land contamination and require a number of conditions regarding investigation, remediation, verification and dealing with unexpected contamination. Concerns are also raised in relation to construction and the impact upon neighbours and the demolition and construction informative should be applied.

### Educational Planning

3.6 This development is in the catchment area for Woodthorpe Primary and York High. Both schools have capacity available and a contribution in line with Policy ED4 is not required.

### Communities Culture and the Public Realm

3.7 As there is no on site open space provided with the proposal, a commuted sum of £7,524 should be paid to the Council to improve amenity space at a local site such as Chapmans Pond; play space at a local site such as Woodthorpe Green And sports pitches, to improve a facility within the West Zone of the Sport and Active Leisure Strategy.

## EXTERNAL CONSULTATIONS/REPRESENTATIONS

### Dringhouses and Woodthorpe Planning Panel

3.8 Support the scheme.

## Environment Agency

3.9 Based on the information submitted we have no objections to the application. The application site is currently located in Flood Zone 3 on our flood maps, but we are satisfied with the information submitted, which can allow us to consider the site at having a low probability of flooding from rivers and sea. We have checked the topographical survey against our data for the area and we are confident that it is accurate. All surface water drainage details must be agreed with City of York Council's Drainage Engineers. If discharging to a Yorkshire Water Sewer then the applicant must also agree surface water drainage details with Yorkshire Water. If the proposals lead to an input of surface water into a watercourse under the control of the Internal Drainage Board (IDB), the surface water discharge rate and associated attenuation must also be agreed with the IDB.

3.10 A formal flood map challenge would be needed in order for us to take the site out of Flood Zone 3 in our flood maps. Nonetheless the submitted information with the application demonstrates the site to be at low probability of flooding from rivers and sea, therefore this should be taken into consideration as part of any sequential test. Yorkshire Water should be consulted in respect of the foul drainage connection, however, if a non-mains solution is to be considered we should be re-consulted.

## Yorkshire Water

3.11 Comment that drainage details as submitted are not currently acceptable, but this can be dealt with by condition. Details of foul and surface water disposal should be submitted for approval, there should be no piped discharge from the site and no dwelling occupied until approved works have been implemented.

## Ainsty Internal Drainage Board (IDB)

3.12 Object to the application as the level of information is insufficient to consider the proposal. Should the Local Planning Authority be minded to approve the application, a condition regarding surface water disposal is recommended.

## Police Architectural Liaison Officer

3.13 Ongoing discussions have been held with the applicant. No concerns are raised, the proposal will easily achieve the Secured by Design Award. A buffer zone of 'defensible space' planting should be provided to the front of the two storey dwellings. The electricity sub station building could be protected from damage (graffiti) by providing a buffer zone around it using defensive planting. The planting of a natural hedge along the Hogg's Pond boundary would be more in keeping with

the setting, but a temporary protective fence should be provided until this hedging becomes established.

### Northern Power Grid

3.14 No response to date.

### National Grid Transco

3.15 No response to date.

### Publicity and Neighbour Notification

3.16 One objection has been received. The redevelopment of the site for housing is supported, but the scale, layout and design including roof shape of the proposal would be at odds with the area which is represented by traditional two-storey brick buildings. The footprint of the building does not follow the building line.

## **4.0 APPRAISAL**

### **4.1 KEY ISSUES**

- The principle of development
- Design and visual appearance
- Residential amenity of surrounding and future occupants
- Highways
- Flood Risk and drainage
- Sustainability
- Open space and education provision

### **PLANNING POLICY**

4.2 The York Development Control draft Local Plan was approved for development control purposes in April 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is limited except when they are in accordance with the NPPF.

4.3 The National Planning Policy Framework (NPPF) indicates a strong presumption in favour of sustainable development and at para 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social, and environmental.

These roles should not be undertaken in isolation, because they are mutually dependent.

4.4 The core principles within the NPPF states always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; use of previously developed land is encouraged. The Framework places strong importance on significantly improving the supply of quality affordable and market housing to meet needs.

## PRINCIPLE OF THE PROPOSED DEVELOPMENT

4.5 National policy requires Local Planning Authorities to significantly boost housing supply and to meet the need for affordable housing. The application has been made by Housing Services and the 6 no. apartments and 2 no. houses would be for social rent and it is recognised that they would contribute to meeting the identified need for affordable homes across the City.

4.6 The site is located in a sustainable location suitable for the development of residential properties as it is situated within an existing residential area with links to shops, amenities and public transport. As a garage site, it is also classed as previously developed land, where policy steers new development. The site is not allocated in the York Development Control draft Local Plan and therefore Policy H4a, Housing Windfalls, applies. This Policy seeks to ensure that windfall housing development is located within the urban area and in a sustainable location. These expectations are met and in principle, the proposed use is compliant with both national and local policy. The detailed requirements of Policy H4a, in terms of context and landscape, and other national and local policy expectations are considered below.

## DESIGN AND VISUAL APPEARANCE

4.7 The NPPF advises 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. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. In terms of housing design and layout the NPPF requires development that is safe, accessible, fit for purpose, responds to local character and context and/or is of innovative design. York Development Control draft Local Plan policy GP1 refers to design, for all types of development. It states that development proposals will be expected to, respect or enhance the local environment.

4.8 A Supporting Design Statement has been supplied with the application and it is noted that the Housing Team state that they are keen to pursue a contemporary design whilst also meeting functional requirements.

4.9 The surrounding context is generally characterised by traditional two-storey brick dwellings, however, there are a small number of 3 storey properties within the locality, for example apartments on Chaloners Road to the north, and at the shop near to the roundabout on Moor Lane. Properties in the vicinity have a variety of roof styles including pitched roofs (varying in steepness) and roofs with gable features. Dwellings are mainly constructed in brick, with some stone cladding and render. Chaloners Road itself is characterised by wide grassed verges containing mature street trees, dwellings have gardens fronting the road and it is noted that the building line is not rigidly uniform.

4.10 The proposed development would fit within the site between the gable ends of existing properties with acceptable separation distances (2 m and 5.8 m) meaning that the resultant layout would not appear cramped. The two proposed dwelling houses at either side of the apartments would have traditional pitched roofs and the ridge heights would be of a similar scale to the existing adjacent two-storey properties. The additional storey of the apartments at the centre of the block would have a low mansard roof, reducing the impact of the overall scale of the block so that it would read more as a two and half storey development and as such it would not appear over dominant within the context. Moreover, the building would be set back behind the existing building line and as a result it would not be unduly prominent within the streetscene. The sub station would be moved to the front of the site and it is considered that it could be successfully integrated into the scheme with appropriate landscaping.

4.11 The appearance of the apartment block would be contemporary. The apartment building would have a staggered footprint and it would be sub divided vertically with materials, breaking up the mass of the building. Proposed materials include red and brown terracotta cladding and render. Detailing includes grey clad feature entrance canopies. Roof materials would be grey roof tiles to match existing. Details of materials and samples should be conditioned to ensure assimilation into the wider area.

4.12 Three trees in the highway verge at the front of the site will be retained as part of the scheme and one in the forecourt area would be removed to make way for the sub station. A number of trees would be removed from the overgrown rear of the site, although two mature trees on the boundary would be retained. A hedge would be planted to the rear boundary to integrate with the more rural Hogg's Pond area and additional hedge planting would be required to integrate the sub-station into the scheme to create defensible space. To this end a landscaping scheme should be conditioned. Although a number of trees would be removed as part of the scheme, in the main amenity trees that will soften the development within its setting will be

retained, and it is considered that the proposals meet requirements of national and local policies.

4.13 The development adheres to secure by design principles for residential developments and no concerns have been raised by the Police Architectural Liaison Officer. A number of conditions are proposed relating to boundary treatments, to ensure the site is secure whilst hedging becomes established. Policy GP1 is satisfied in this respect.

4.14 The proposal would be of innovative design, adding interest to the street scene without being unduly prominent within its context. Taking the above into account, the proposals would accord with local policies GP1, H4a and with national requirements as outlined by the NPPF.

## THE AMENITY OF SURROUNDING AND FUTURE OCCUPIERS

4.15 The National Planning Policy Framework requires that developments always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. York Development Control draft Local Plan policy GP1 requires that development proposals ensure no undue adverse impact from noise disturbance, overlooking, overshadowing or from over-dominant structures.

4.16 The nearest neighbours to the site are 24 Chaloners Road to the north and apartments numbered 4-10 Chaloners Road to the south. It is noted that no objections have been received from any of these occupiers.

4.17 Both of the existing properties are two-storey and the scheme proposes that the two-storey houses with traditional pitched roofs of similar ridge height would be sited adjacent to these properties. The footprint of the proposed building would be sited in a similar position to the apartments at 4 - 10 with a separation gap of 5.8 metres. Due to this and the position to the north it is not considered that the building would be overbearing, nor would it cause overshadowing. There would be no windows in gable elevations and the rear balconies of the apartments in the middle of the block would have side privacy screens.

4.18 The proposed development would be set back from the frontage of Number 24 and the foot print of the proposed two storey house would extend some 5 metres behind the original rear elevation of that property. It is noted that Number 24 has a two storey extension built to the boundary and there would be a 2 metre separation distance from this extension to the two-storey element of the scheme, and a 5 metre separation distance to the original house. The extension has a garage on the ground floor and there is a large single storey timber outbuilding behind it tight up to the boundary. The outbuilding would reduce the impact of the proposal and there is a



wide useable garden area north and east of this outbuilding which would not be significantly affected by the scheme.

The proposed residential development would be sited to the south of number 24, however, it is noted that 24 is already significantly shaded by large trees/over grown hedging to this boundary and that they would be removed as part of the scheme creating a more open outlook. There are no windows proposed in the gable elevations and balconies proposed to the apartments would have side privacy screens. It is not therefore considered the proposal would have a significant adverse impact upon number 24 in terms of over dominance, overshadowing or loss of privacy.

4.19 In terms of the amenity of future occupiers, each property would have access to sufficient amenity space at the rear and there would be a refuse storage area on the southern boundary.

4.20 Taking the above into account it is not considered that the amenity of existing or future occupiers would be adversely affected by the proposals and the scheme complies with national and local policy requirements.

## HIGHWAYS

4.21 Access to the site would be taken from two points on Chaloners Road which would lead directly to 6 no. parking spaces set in two blocks of 3 parking spaces.

4.22 The scheme seeks to demolish 15 no. garages. A survey of the garages revealed that 3 are vacant and 6 are occupied by people living between 0.4 and 2.2 miles away which would be unlikely to result in displacement onto adjacent roads. Housing Services state that they will seek to re-provide garages in the local area for owners who still require them. It is also noted that there is unrestricted carriageway parking in the vicinity. Following an assessment of this information, no objections have been raised by Highways Network Management to the loss of the garages. Highways Network Management note that the scheme would not result in a material increase in traffic and that level of car parking proposed within the development is in accordance with CYC Annex E maximum standards.

4.23 Cycle parking spaces are proposed inline with requirements, 6 for the apartments and separate spaces for each house. Details of the provision including the design of the units should be conditioned. The proposal meets the requirements of Policy T4 in this respect.

4.24 Subject to the imposition of conditions as requested by Highways the proposal is considered to comply with national and local requirements contained in the City of York Local Plan.

## FLOOD RISK

4.25 In terms of flood risk the NPPF adopts a sequential approach where development is steered away from areas of high flood risk to areas of lower risk. It is noted that current Environment Agency plans show that the site lies within Flood Zone 3 and in accordance with guidance the applicant has undertaken Sequential and Exception Tests. However, modelling has been undertaken by Atkins which demonstrates that the site should in fact be in Flood Zone 1 and this has been accepted by the Environment Agency. Furthermore the submitted Sequential Test demonstrates that Housing Services have assessed numerous sites City wide in order to identify deliverable development sites for social housing purposes, (this site being one) and The Exception Test outlines the modelling which demonstrates that the site is in fact at a low risk of flooding.

4.26 No objections have been raised by the Flood Risk Management Team and they recommend that the foul and surface water drainage schemes be agreed. This can be dealt with by condition. Taking the above into account the proposal is in accordance with the provisions of the NPPF.

## SUSTAINABLE DESIGN AND CONSTRUCTION

4.27 Although the proposal falls outside the requirements of the York's Design and Construction document (IPS) due to its size, Housing Services have committed to design and construct homes to Level 4 of the Code for Sustainable Homes which is welcomed.

## OPEN SPACE AND EDUCATION PROVISION

4.28 Policy L1c of the York Development Control draft Local Plan states developments for all housing sites will be required to make provision for the open space needs of future occupiers. Policy ED4 advises that in considering proposals for residential development any consequences for existing schools will be assessed. Educational Planning state that places are available at catchment schools and therefore a contribution would not be required to local schools. Communities Culture and the Public Realm require a contribution of £7, 524 to be made towards open space, play and sports facilities. A letter has been received from Head of Housing Services confirming provision.

## 5.0 CONCLUSION

5.1 The site is brown field site in a sustainable location near to local shops, amenities and public transport links and it would, in principle, be suitable for redevelopment for housing purposes. It is noted that the Environment Agency accepts the submitted modelling demonstrating that the site is in fact at a low risk of flooding. The proposal would deliver affordable homes (built to Code Level 4) of the type needed within the City. In design terms, the scheme would be contemporary

and it is considered that it would be of innovative design adding interest to the streetscene. There would be no adverse effect on highway safety and no significant adverse effects upon the amenity of surrounding residents.

5.2 Because the City Council can not enter into a Section 106 Agreement with itself, a letter has been provided by the Head of Housing Services confirming that the a contribution of £ 7,524 towards amenity space and sports facilities in the locality will be made.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION: Approve**

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

5124500-ATK-DWG-(20)-ARC-012 proposed elevations

5124500-ATK-DWG-90-ARC-001 existing site plan

5124500-ATK-DWG-90-ARC-002 Rev C proposed site plan

5124500-ATK-XX-XX-DWG-(20)-ARC-011 proposed floor plans

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Prior to the commencement of development, a Phase 2 Land Contamination Report and risk assessment shall be undertaken to assess the nature and extent of any land contamination. The investigation and risk assessment must be undertaken by competent persons. A written report of the findings, including remediation measures where necessary, shall be produced, submitted to and approved in writing of the Local Planning Authority. The report shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Prior to the first occupation of the apartments agreed remediation measures shall be carried out and a verification report demonstrating the effectiveness of the remediation carried out must be produced and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4 Prior to the commencement of development, details of foul and surface water

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drainage works shall be submitted to and approved in writing by the Local Planning Authority and the subsequent drainage schemes shall be carried out in accordance with these approved details prior to first occupation.

- i. In accordance with City of York Councils Strategic Flood Risk Assessment and in agreement with the Environment Agency, Yorkshire Water and the York Consortium of Internal Drainage Boards, peak run-off from Brownfield developments must be attenuated to 70% of the existing rate (based on l/s/ha of proven connected impermeable areas).
- ii. Storage volume calculations, using computer modelling must be provided, and must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required. The full range of modelling should be provided.
- iii. Site specific details of the flow control device manhole limiting the surface water to the above rate.
- iv. Site specific details of the storage facility to accommodate the 1:30 year storm and details of how and where the volume above the 1:30 year storm and up to the 1:100 year storm will be stored.
- v. Proposed ground and finished floor levels to Ordnance Datum shall be shown on plans. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.
- vi. Details of any off-site works.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

5 Unless otherwise approved in writing by the Local Planning Authority there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason: So that the Local Planning Authority may be satisfied that no surface water discharges take place until proper provision has been made for their disposal.

6 Prior to the development commencing details of the cycle parking and refuse storage areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking, refuse storage areas and means of enclosure have been provided

within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles and refuse storage.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

7 HWAY17 IN Removal of redundant crossing -

8 HWAY19 Car and cycle parking laid out -

9 HWAY40 Dilapidation survey -

10 All demolition and construction works and ancillary operations which are audible beyond site boundary or at the nearest noise sensitive dwelling, including deliveries to and dispatch from the site shall be confined to the following hours:

Monday to Friday 08:00 to 18:00

Saturday 09:00 to 13:00

Not at all on Sundays and Bank Holidays.

REASON: To protect the amenities of adjacent residents

11 VISQ8 Samples of exterior materials to be app -

12 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

13 Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing, phasing of works, site access during demolition/construction, type of construction machinery/vehicles to be used, (including delivery and collection lorries and arrangements for loading/off-loading), parking arrangements for site vehicles

and storage of materials, location of marketing cabin. It shall also include construction details and existing and proposed levels, where a change in surface material is proposed within the canopy spread and likely root zone of a tree.

Reason: To protect existing trees which make a significant contribution to the amenity of this area.

14 VISQ4 Boundary details to be supplied -

15 Detailed drawing of the balconies to the apartments showing the privacy screens shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be implemented in accordance with the written approval before the development is occupied.

Reason: To prevent loss of privacy in the interests of the residential amenity of adjacent neighbours.

16 Details of the permanent reinforcement of the highway verge fronting the new sub station shall be submitted to and approved in writing by the Local Planning Authority. Details shall include protection measures for the adjacent tree. The scheme shall then be implemented in accordance with the written approval, prior to first occupation of the dwellings.

Reason to ensure that the grass verge can accommodate parking for sub station access in the interests of highway safety.

17 Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of site clearance/preparatory and construction works shall be submitted to and approved in writing by the LPA. The statement shall include the following information:

- Traffic Management Plan to demonstrate how it is proposed to ensure the continued
- flow and safety of lawful users of the footpath/ highway;
- Where contractors will park;
- Where materials will be stored within the site;
- Measures employed to ensure no mud/detritus is dragged out over the adjacent
- public right of way.

The method of works shall then be implemented in accordance with approved details.

Reason in the interests of pedestrian and highway safety.

**7.0 INFORMATIVES:  
Notes to Applicant**

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome: Pre-application meetings and the use of planning conditions.

2. You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Section 184 - Stuart Partington (01904) 551361

3. INFORMATIVE Control of Pollution Act 1974

**Contact details:**

**Author:** Clare Davies Development Control Officer

**Tel No:** 01904 553738