

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0447.24

WARD: Rainham & Wennington **Date Received:** 27th March 2024

ADDRESS: Harris Academy Rainham School, Lambs Lane South
Rainham

PROPOSAL: Installation of substation, external plant room, Air Source Heat Pumps on supporting systems complete with acoustic enclosure and associated works.

DRAWING NO(S): 387-RMS-HREC-XX-DR-M-0012-P5
N1560-ONE-ZZ-00-DR-L-0001-P02_PlantingPlan
N1560-ONE-ZZ-00-DR-L-0001-P02_PlantingPlan
EDS 07-3102.01 sht 1 of 3
EDS 07-3102.01 sht 2 of 3
EDS 07-3102.01 sht 3 of 3

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

This is an existing established school site. The current buildings include the school buildings, playing field, hard surface playing grounds, a covered sports hall with substantial playing fields. The school is located at the edge of the built up area of Rainham.

The entire site extends south of Lambs Lane South and east of Wennington Road. The wider school site adjoins open space to the south and east.

Recently, planning permission has been granted for the erection of a new sixth form college on the south-western corner of the site fronting onto Wennington Road. The approved college is currently under construction.

The Brady primary school facing Wennington Road- separates the application site from agricultural land and buildings to the south.

Apart from the schools and small number of local shops the area is generally suburban residential development with low rise detached and semi-detached housing.

Also recently, additional classroom facilities have received planning permission, on the eastern side of the school adjacent to the existing playing fields.

The proposal relates to a number of structures to be located adjacent to the sports grounds (play ground) on grassed area, adjacent to the secondary vehicular access to the school - from Lambs Lane South.

The main vehicular entrance to the site is from Lamb Lane South. The school has its own car parking spaces, accessed from Lambs Lane South, near the junction with Wennington Road.

The entire site is within designated Green Belt and within flood risk zone 2.

DESCRIPTION OF PROPOSAL

The proposal would provide three separate structures;

1. Installation of an electricity substation, approximately 4m by 5m with the height of 2.45m - in a glass reinforced plastic housing
2. An external packaged plant room, 10 by 10m with varying height 3.15 to 3.5m
3. Air Source Heat Pumps on supporting systems complete with acoustic enclosure and associated works, almost 5m by 10m with the height of 2.4m

The scheme has been revised since it was submitted by relocating the air source heat pump out of the school's play ground, and now all structures would be positioned on the grassed area adjacent to one of the vehicular access to the school from Lambs Lane South.

RELEVANT HISTORY

Recent approval for the erection of 6th form college, currently under-construction on the western side of the school - in the place of a disused swimming pool.

Also a recent planning permission for the provision of further class rooms on the eastern side of the application site.

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 9 neighbouring properties. No reply received
The following stakeholders were also consulted:

Environmental Health -

Concerns raised with regard to the predicated noise level during the day which has a rating level of +3dB against the prevailing background noise level. This is above our standard noise requirement of 10dB below the prevailing background noise level (ie 13dB above the standard requirement).

As such recommend refusal, unless the following condition can be satisfied.

No plant or machinery shall be installed unless it meets, or mitigation is employed, to meet the

following standard:

The Rating Level (Lar, Tr) of the hereby permitted plant or machinery shall be at least 10dB below the prevailing background noise level (LA90, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound."

The equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority, and the use hereby permitted must cease during any period that this condition is not complied with

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant.

Contaminated land and air quality wise, no objections.

Greater London Archaeology Advisory Service;

The area is subject to import archaeological materials, but the proposal would not raise any archaeological issue.

Flood Lead Authority;
No objection

RELEVANT POLICIES

In accordance with Section 38 (6), the following forms the adopted Development Plan. The Local Plan (2016-2031) adopted 2021, along with the Mayor of London's, London Plan, (adopted 2021).

The National Planning Policy Framework 2021 (NPPF) is a material planning consideration. The relevant chapters with respect to the pre application schemes;

- 2 - Achieving sustainable development
- 9 - Promoting sustainable transport
- 11 - Making effective use of land
- 12 - Achieving well-designed places
- 13 - Protecting Green Belt land
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment

The adopted planning policies;

- 12 (Healthy communities)
- 18 (Open Space, Sports and Recreation)
- 23 (Transport Connections),
- 24 (Parking provision and design),
- 26 (Urban design),
- 27 (Landscaping),
- 29 (Green infrastructure),
- 30 (Biodiversity and geodiversity),

33 (Air quality),
34 (Managing pollution),
36 (Low carbon design and renewable energy).

London Plan 2021:

GG2 (Making the best use of land),
GG6 Increasing efficiency and resilience
D1 (London's form, character and capacity for growth),
D3 (Optimising site capacity through the design-led approach),
D4 (Delivering good design),
D5 (Inclusive design),
D14 (Noise),
G5 (Urban Greening),
S4 (Play and informal recreation)
S5 (Sports and Recreation Facilities)
SI 1 (Improving air quality),
T6 Car parking and
T7 (deliveries, servicing and construction).

The proposed development involves the replacement of the existing gas boiler plant with an enclosed air source heat pump. Given the development would facilitate a more energy efficient alternative that reduces carbon emissions produced from the existing school, it is considered acceptable in principle and would be beneficial in line with Policy SI2 of the London Plan, which aims to reduce all greenhouse gases, of which carbon dioxide is the most prominent.

MAYORAL CIL IMPLICATIONS

It is considered such type of building would be exempt from CIL.

STAFF COMMENTS

The main issue is whether the proposal would be regarded inappropriate development in the Green Belt and if so whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development. In the event development is not inappropriate, very special circumstances do not have to be demonstrated. Matters for consideration will also include the effect on the local character and appearance of the surrounding area, impact upon biodiversity, flooding, amenity and security.

The principle of development;

Material Planning Considerations;

oImpact on the green belt,

owhether the proposal would be inappropriate development in the Green Belt for the purposes of

the National Planning Policy Framework (the Framework) and development plan policy;

the effect on the openness of the Green Belt and the character and appearance of the surrounding area; and

if the proposal would be inappropriate development, whether the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify it.

Whether the proposal would have an acceptable impact upon the highway

Whether the proposal would satisfactorily integrate with the existing context including impact on the streetscene

Whether the proposal would have an acceptable impact upon the amenities of the adjoining occupiers.

The Green Belt issues;

National guidance in the form of the NPPF and the policies of the London Plan and the Havering Local Plan all seek to protect the Green Belt within which this site lies. The Framework makes clear that the construction of new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions.

With respect to these criteria, it is considered that the proposal would comply with category g:

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

The development is relatively small scale in the context of the school site as a whole and hence, the provision of additional structures would have limited impact upon the openness of the Green belt. The proposed structures are single storey with a flat roof and therefore, it would not have any significant impact upon open character of the Green Belt.

Additionally, in principle the provision of carbon reduction and energy saving strategies are welcomed and would accord with planning policies in the NPPF, London Plan and the adopted Local Plan. However, other issues as highlighted above would have to be considered to establish whether the proposed structures would be considered acceptable in this location.

The applicants have also put forward their claim that there are 'very special circumstances' in this instance which outweigh the harm to the Green Belt and other consideration. In particular they have provided the following;

- SSE conducted detailed site surveys of the plantrooms to assess the conditions of the existing plant and proposed location of a new heat pump systems. SSE also held surgeries with UK Power Networks to ensure Distribution Network Operator (DNO) capacities can support the additional load of the proposed technologies and ensure the necessary DNO upgrades are allowed for in cases

where it does not. In each instance, SSE have used each school's existing energy consumption data to form digital twin modelling to enable SSE to propose the most efficient and cost-effective solution for each plant room.

- during the option selection stage several possible locations were considered alongside operational requirements.

- The existing plantrooms are very space restricted therefore a centralised energy centre cascade system was determined to be the optimal response rather than an alternative solution anticipated to be 5 individual smaller systems serving each plantroom.

- As part of the option selection process the following informed the preferred selection; useable operational outside space; pupil circulation; how the external areas are currently used; plus, the Academy's ongoing development & future aspirations for additional educational provision.

- Additionally, consideration was given to secure by design & safeguarding for the future installation and ongoing maintenance access. The rationale of the preferred option was based in the least impact on the Academy's day to day running and current operations. The preferred option and final proposed location of the energy centre is outwith the Academy's 'secure line', which would allow for ease of access for maintenance/servicing.

- The Energy Centre consists of an air source heat pump, which is required to be located externally; with everything else, including the water to water heat pump, 600kW Electrode Boiler, Circulator Pumps, Buffer Vessels, Pressurisation Unit & HV / LV panel to be housed in the new external packaged plantroom.

- The proposals are part of the Public Sector Decarbonisation Scheme which provides grants for public sector bodies to fund heat decarbonisation and energy efficiency measures. All sites will benefit from a comprehensive heating and hot water system upgrade comprising of cascade air to water and water to water heat pumps. Due to the fabric condition of the buildings, pipework distribution and heat emitters, a high temperature solution is required. Since the funding criteria stipulates that no new natural gas equipment can be included in the projects it was imperative that the proposed systems can supply sufficient heat independent of any fossil fuelled back up. For this reason, SSE has identified a cascade heat pump solution as the most suitable technology. This is a two stage system, hence the inclusion of the ASHP and the WWHP in the proposals.

- In addition to the above highly resilient, fully decarbonised heating solution, SSE has also included electrode boilers as part of all new heating system to provide resiliency during scheduled maintenance etc. Each system will also include a buffer tank to optimise performance of the new heat pump's compressor.

- Havering Council declared a climate emergency in March 2023. The need for decarbonisation has been discussed and established by national and local government as essential. The NPPF directs local authorities to give significant weight to the need to support energy efficiency and low carbon heating improvement to existing building including, non-domestic, including through installation of heat pumps. The London Plan requires developments to contribute towards London's ambitious target to become zero-carbon by 2050 by increasing energy efficiency, including through the use of smart technologies, and utilising low carbon energy sources.

In reviewing national planning policy and guidance, London Plan and the local Plan, the policies encourage and promotes sustainable means of production of renewable energy as well as cutting down carbon dioxide or other harmful emissions. In particular, section 10, Meeting the challenge of climate change, flooding and coastal change of the NPPF advise that, planning plays a key role in helping to secure radical reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy; this is seen as central to the economic, social and environmental dimensions of sustainable development.

The London Plan also explains to achieve an overall reduction on London's carbon dioxide emissions by 2040. The Mayor supports the greater use of renewable and low carbon energy generation technologies and seeks to increase the proportion of energy generated from renewable sources. Hence, in accordance to NPPF, "When located in the Green Belt, elements of many carbon energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with reduced carbon strategy measures.

The application site is located within an existing educational establishment, incorporating large buildings, associated car parking and vehicular access. The proposal would, in this context, be in keeping with the character of the area.

Therefore, the above factors in combination with the brownfield and previously developed status of the site, in a location within a built-up area, is considered to amount to very special circumstances outweighing any harm that the development would cause to the openness of the Green Belt.

In terms of the effect on character and appearance, the scheme has been redesigned several times since it has been submitted. There has been a reduction in floor space, there has also been changes to the layout and the configuration of the structures as well as reduction in volume. The structures have moved away from the adjacent road and the play grounds. Significant landscaping proposals have now also been incorporated seeking to reduce the views from the public realm. Hence, a landscape condition is recommended to ensure the landscaping proposal would be implemented.

It is considered that the proposal in terms of its design and massing would have an acceptable impact upon the character of the area.

Impact upon the play facilities.

The proposal as originally proposed, encroached upon the existing playground. The revision has ensured that the structures would be away from the playground. The head of the school has confirmed that the position is considered acceptable in terms of health and safety and impact upon play facilities.

Impact upon highways

The impact of the proposals on the adjoining highways network is an important consideration. The proposal would not have any significant impacts, day to day, in terms of the use and operation of the new plant. However, as the existing education facilities already create congestion on the roads within the vicinity of the site, in particular during drop-off and pick-ups. consideration should be given to the construction phase of the development.. Hence, a construction management condition,

is recommended to ensure the impact upon highways condition as well as noise and dust pollution during the construction phase would be limited.

The impact upon the amenities of the adjoining occupiers;

Policy D14 (Noise) of the London Plan (2021) states that proposals should avoid significant adverse noise impacts on health and quality of life and reflect the Agent of Change principle as set out in Policy D13.

Policy 7 (Residential Amenity) of the Havering Local Plan (2021) states that the Council will support developments that do not result in unacceptable overlooking or loss of privacy or outlook, loss of daylight and sunlight; and unacceptable levels of noise, vibration and disturbance.

It is noted that the Environmental Protection team had no comments with regard to air quality and contaminated land, however advised the noise report submitted with the application does not appear to comply with the Council's standard noise condition for such equipment. As such, a condition is suggested to protect the amenity of noise sensitive premises from noise emitted from the mechanical plant.

The site is located within the large School complex, of which the surrounding area is predominantly residential to the north. The planning appraisal submitted alongside the application acknowledges that the air source heat pump would generate noise. To mitigate this, the pump would incorporate dampeners to reduce initial airborne noise and its potential to travel to the surrounding residential buildings. In addition to this, it would be enclosed with an acoustic timber barrier, to further limit noise transmission. The applicant has confirmed the noise requirement condition as required by the Environmental protection team could be complied with. The project will install an 'acoustic shroud' to fit over the ASHP, which will achieve the required levels (16dB) of noise attenuation.

It is therefore considered that, subject to the imposition of the relevant condition, the proposal would not cause harm to the living conditions of any existing residential properties or give rise to significant adverse impacts on health and quality of life, including that of residential amenity and therefore accord with the provisions of Policies 7, 10, 26 and 34 of the Havering Local Plan.

The applicant has confirmed the noise requirement and condition can be complied with. The project will install an 'acoustic shroud' to fit over the ASHP, which will achieve the required levels (16dB) of noise attenuation.

Given the separation distances between the proposed building to the nearest residential properties and the modest scale of the proposed building, the proposal would not result in any significant loss of daylight, sunlight or outlook to these residential dwellings. Subject to conditions the proposed scheme would not have a significant impact upon the amenities of the adjoining occupiers.

Trees and Landscaping;

The proposal would not result in loss of any trees. Since the application has been submitted the proposal has introduced significant trees and shrubberies around the proposed structures, thus reducing the visual impact from public realm as well as improving the net biodiversity and well as improvement to nature conservation.

To enhance the screening along the boundaries, a diverse selection of plant species as well as

bespoke boundary treatment has been proposed.

Northern Boundary:

21 *Prunus lusitanica* shrubs and 22m of 'Green Screen' using *Hedera helix* 'Green Ripple' climbers will be planted. *Prunus lusitanica*, commonly known as Portugal Laurel, is a fast-growing evergreen tree that can reach a height of 10m. It produces white flowers in spring and small, black fruits in autumn. *Hedera helix* 'Green Ripple' is a vigorous evergreen climber with variegated leaves that will provide additional screening along the boundary edge.

Southern Boundary:

14m of 'Green Screen' using *Hedera helix* 'Green Ripple' Green Screen climbers will be planted. *Hedera helix* 'Green Ripple' is a fast-growing evergreen climber that will quickly cover the fence and provide screening. It is a low-maintenance plant that is tolerant of a wide range of conditions.

The boundary treatment would comprise, Timber gate with the height of 2.4m. Pre-Galvanised Steel fence 2.4m and the solid steel height 3.5m sloping down to the height of 3.15m.

Boundary treatment would comprise GRP 2.4m high and steel 3.5 to 3.15m

Eastern Boundary:

the boundary will be planted with 21 *Cornus alba* *Elegantissima* shrubs. Also known as Red-barked Dogwood, it is a deciduous shrub reaching 3m high, with variegated leaves, white flowers in spring, small white fruits in autumn, and red stems in winter. Adjacent to the *Cornus alba* *Elegantissima*, 173 *Miscanthus sinensis* 'Yakushima Dwarf' grasses will be planted. This compact ornamental grass, reaching 1.2m high, has green leaves turning golden brown in autumn and feathery flower plumes in late summer, adding texture and movement to the scheme.

Further additions include 2 *Betula pendula* trees (Silver Birch), with white bark peeling in papery layers, reaching 20m high. Also, 2 *Prunus padus* trees (Bird Cherry) will be planted, reaching 15m high and producing fragrant white flowers in spring and small black fruits in autumn.

The boundary treatment would comprise partly steel 3.15m and partly Pre-Galvanised Steel
Height: 2.4m - painted green

The combination of these trees and grasses creates a diverse and visually appealing planting scheme along the eastern boundary.

Western Boundary:

25 *Prunus lusitanica* shrubs will be planted. *Prunus lusitanica* is a fast-growing evergreen that can reach a height of 10m. It is a low-maintenance plant that is tolerant of a wide range of conditions.

Boundary treatment would incorporate timber with planed boards (for ASHP compound) 2.4m high and Glass Reinforced Plastic (GRP) for substation - 2.4m high

A condition is recommended to ensure the scheme is implemented in accordance to the proposed landscaping scheme.

Flood risk

A flood risk statement has been prepared to accompany the application. This shows that the new building is located within Flood Zone 2. A detailed analysis of the site concludes that the site is at

very low risk of flooding from all sources. Environment Agency has considered the impact acceptable without requiring any condition to be imposed.

Archaeology;

Archaeological excavations in the area, notably at Brookway and South Hall Farm, have revealed evidence for extensive prehistoric landscape use continuing into the Roman period. Similarly important remains may be present on the Chafford School/Harris Academy site. However, GLAAS has viewed the study and considers that there would be no need for any archaeological conditions.

Air Quality;

Policy SI1 (Improving air quality) of the London Plan (2021) states that development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retrofitted mitigation measures.

The Council considers tackling air pollution very important and in recent years we have adopted an Air Quality Action Plan which sets out the actions Havering will take to improve local air quality. The AQAP includes a number of actions in particular with the use of appropriate heating for public building. The Environmental protection officer has explained that the proposal would raise no issue with respect to air quality.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be acceptable in respect of its impact on the Green Belt, streetscene, neighbouring amenity and highway and parking issues. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

4 SC63 (Construction Methodology) (Pre Commencement)

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded;
- j) on site wheel washing facilities.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity.

5 materials

The proposed development shall be constructed in accordance with the materials annotated on the drawings hereby approved unless otherwise agreed in writing by the Local Planning

Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

6 Noise

No plant or machinery shall be installed unless it meets, or mitigation is employed (including the installation of an 'acoustic shroud' to fit over the ASHP) to meet the following standard:

The Rating Level (Lar, Tr) of the hereby permitted plant or machinery shall be at least 10dB below the prevailing background noise level (LA90, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound."

Details shall be submitted demonstrating how the development will be designed to meet the above standard prior to first installation and the installation shall be carried out in accordance with the approved details. The equipment shall be maintained thereafter in accordance with those approved details to the satisfaction of the Local Planning Authority, and the use hereby permitted must cease during any period that this condition is not complied with

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant.

7 Landscaping

All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development in accordance with the landscaping details hereby approved. Any trees or plants which within a period of 5 years from 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 otherwise agreed in writing by the local Planning Authority.

Reason:-

To ensure a satisfactory level of landscape quality in order to reduce visual impact upon the public realm.

INFORMATIVES

1 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that

unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

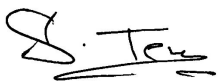
Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

2 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the planning agent by way of emails and on line meeting. The revisions involved the relocation, reduction and alterations to layout as well as introduction of landscaping. The amendments were subsequently submitted on 4th December 2024.

Authorising Officer:



Suzanne Terry

16th January 2025