

Outh SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0179/18/OL

Parish(es): Histon

Proposal: Development of 1no. dwelling as part of the South Cambridgeshire District Council 'self-build' programme

Site address: Land to the south of 43 St Audrey's Close

Applicant(s): Laurence Castle, South Cambridgeshire District Council

Recommendation: Approval

Key material considerations: Principle of development
Housing Density
Impact on the character of the area and setting of the Green Belt
Residential amenity impact and noise
Highway safety and parking
Flood Risk and Drainage
Developer Contributions
Other Matters

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Lydia Pravin, Senior Planning Officer

Application brought to Committee because: Applicant is South Cambridgeshire District Council

Date by which decision due: Extension of time until 05 April 2018

Executive Summary

1. The development proposes one dwelling as part of the South Cambridgeshire District Council (SCDC) self-build programme submitted as an outline application with all matters reserved. The site is located within the village framework and the provision of one self-build plot in a sustainable location will benefit the local self-build register.
2. An indicative layout submitted with the application, confirms there is unlikely to be any significant harm to the character of the area or on the setting of the Green Belt given the current setting of the public footpath and acoustic fencing abutting the guided busway to the south. With regard to residential amenity there is a secondary window serving the lounge and a window serving a w.c. with 2m high fencing already erected

along the side of the adjoining property, 43 St Audrey's Close. The submitted noise report demonstrates there are acceptable noise levels in the new external garden areas and internally noise mitigation can be achieved through insulation and does not give rise to significant harm. Therefore in accordance with national and local planning policies the development is recommended for approval with conditions as set out in the report.

Planning History

3. PRE/0522/17 – one detached self-build dwelling – likely to be supported in principle

National Guidance

4. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance

Development Plan Policies

5. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/2 Housing Provision
ST/4 Rural Centres

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space, and New Developments 62
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards

6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010

7. **South Cambridgeshire Local Plan Submission - March 2014**

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/8 Rural Centres
HQ/1 Design Principles
H/7 Housing Density
H/15 Development of Residential Gardens
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
NH/8 Mitigating the impact of development in and adjoining the Green Belt

SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

8. **Histon Parish Council** - No recommendation commenting loss of light to ground floor windows of No. 43 which face the proposed build
9. **Cambridgeshire County Council (Local Highway Authority)** - No objections to the proposed development. However, comments that although not the parking authority would require that the proposed car parking space be 2.5m x 5m and reduced to one in number and not two as proposed to enable pedestrian visibility splays to be incorporated within the red line due to the close proximity of the public footpath and footway within St Audrey's Close. The following standard conditions were also recommended; 2.0 x 2.0m pedestrian visibility splays, use of a bound material for driveways and suitable levels. An informative that any works to the front of number 43 to provide a dropped vehicle crossing would require permission from the Local Highways Authority.
10. **Drainage Officer** - No objections subject to conditions for a foul and surface water drainage scheme
11. **Contaminated Land Officer** - The only immediately evident environmental constraint that would attract a contaminated land condition is the presence of an assumed garage building and its associated hardstanding, however it appears that the location coincides with the footprint of the proposed building. Given that the proposed development (residential) is particularly sensitive to the presence of contamination, recommend an informative that if contamination is found this can be addressed.
12. **Cambridgeshire County Council (Footpath)** – No objections to the development. Applicant should be aware of the legal boundaries, width and guidance on boundary fences and planting to ensure the path remains a suitable width and any planting does not encroach. Recommend conditions that no fence shall be erected on or within 1m of the right of way and no planting erected on or within 2m of the right of way. Informatives recommended regarding ensuring the footpath is open and unobstructed, it is the landowners responsibility to maintain boundaries and the grating of planning permission doe not entitle the obstruction of the public right of way.
13. **Environmental Health** – No objections subject to the imposition of conditions:
 - No development shall commence until a detailed noise mitigation/ insulation scheme to protect future occupants internally and externally in accordance with the recommendations of the acoustic assessment by Cass Allen and demonstrate that the internal and external noise levels recommended in British Standard 8233:2014 are achieved prior to occupation.
 - Limit hours of construction related deliveries, site and plant machinery to only 8.00-18:00 Monday-Friday, 08:00-13:00 on Saturdays and not at any time on Sundays or bank holidays
 - No burning of waste or other materials on site and if pile driven foundations are proposed, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health

Department

Informative minimising noise and dust during construction.

Representations

14. No comments received

Site and Surroundings

15. The site is located within the defined village development framework of Histon and consists of garden land associated with number 43 St Audrey's Close. There is a public footpath to the south of the site and the guided busway. The site is within a Flood Zone 1 and the land outside the site, to the south is Green Belt land.

Proposal

16. The proposal is for development of 1no. dwelling as part of the SCDC self-build programme in the form of outline planning permission with all matters reserved.

Planning Assessment

17. The key issues to consider in the determination of this application are the principle of development, impact on the character of the area and setting of the Green Belt, residential amenity impact and noise, highway safety and parking, flood risk and drainage, developer contributions and other matters.

Principle of Development

18. In accordance with the Core Strategy policy ST/4, Histon is a Rural Centre which is a more sustainable village with good access to services and facilities and good public transport services to Cambridge or a market town. Rural Centres comprise the most sustainable villages in South Cambridgeshire where there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within village frameworks, provided that the proposals are in accordance with policies in the Plan. The development would be grouped close to several dwellings and would be located within easy walking or cycling distance to the centre of Histon.
19. Paragraph 50 of the NPPF states that local planning authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. A mix of housing should be planned for based on current and future demographic trends, market trends and the needs of different groups of the community, such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes.
20. In March 2015 the government introduced the Self-build and Custom Housebuilding Act 2015 (the 2015 Act). This places a duty on certain public authorities to maintain a register of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and places a duty on public authorities to have regard to those registers in carrying out planning and other functions including housing, regeneration. The 2015 Act now also places a legal duty on authorities to grant sufficient development permission to meet the demand for self-build and custom build in its area.

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications shall be determined in accordance with the development plan, unless material considerations indicate otherwise. At present Council does not have a specific adopted or emerging local planning policy for the provision of self-build and custom build sites in the district. Therefore, in determining this application members will need to have regard to national planning policy.
22. The proposed development if approved will make a small contribution to the demands of the register. This remains a relatively new concept for the Council as a vanguard authority and officers advise that weight should be given to this factor in favour of the development if there was a need to balance this against any perceived harm. In the absence of any such harm, there is no need to secure a legal agreement to ensure they dwelling is sold off as a self-build plot.
23. Policy H/15 of the emerging Plan sets out the Council's proposed approach to dealing with applications for development of residential gardens. There were three representations supporting this policy and considerable weight can be given to the submission Local Plan policy as a material consideration given the balance of representations made. The criteria the Policy lists to be taken into account when considering this type of application are essentially existing plan policies DP/2 which requires new development to preserve and enhance the existing character of the local area and Policy DP/3 which states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on matters such as village character, safe access to buildings including adequate car parking and residential amenity. These material planning considerations are assessed within this report.
24. The principle of one new dwelling in this location is therefore considered suitable, subject to all other material considerations.

Housing Density

25. The area of the site is 0.035 hectares, with the provision of 1 residential unit, this would equate to a development of 29 dwellings per hectare. This would accord with the Councils adopted and emerging planning policies HG/1 and H/7.

Impact on the character of the area and setting of the Green Belt

26. The Government attaches great importance to the design of the built environment. Paragraph 57 of the NPPF 2012 states 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. Amongst other things, good design should function well over the lifetime of the development, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character without preventing or discouraging appropriate innovation, be safe and accessible and be visually attractive in terms of architecture and landscaping.
27. Paragraph 60 of the NPPF states that local planning authority decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
28. The site consists of garden land and previously had a detached garage which has been demolished. Number 43 St Audrey's Close is currently undergoing renovation

works and there is already 2.0m high fencing erected along the southern side with 2.0m high fencing to the rear and 2.0m high fencing abutting the public footpath.

29. St Audrey's Close, Histon is characterised by a Cul de Sac style layout with mostly two storey semi detached style dwellings and a detached dwelling to the eastern of the site, number 58a St Audrey's Close. The proposed application site is at the end of a row of semi-detached properties, all of which have a similar uniform style in terms of height, scale, form, mass, siting, design, and appearance with some additional extensions since their construction.
30. An indicative site plan and 3D view has been provided which shows a detached two storey brick dwelling. It is considered the plot has the capacity to include a two storey detached dwelling. To reduce the prominence of the house it has been set in line with existing properties and would be no larger in terms of height, however these details would specifically be submitted under a reserved matters application. The proposal is not considered to be excessively prominent or result in harm to the street scene views or the visual amenity of the area and would comply with policies DP/2 and DP/3 of the South Cambridgeshire District Council Local Development Framework 2007.
31. With regard to the impact on the setting of the adjoining Green Belt there is a public footpath to the south and acoustic fencing demarking the Guided Busway which is in the Green Belt. There are existing properties to the east situated in closer proximity to the Green Belt and given the current character introducing a well designed dwelling as shown on the indicative view is not considered to cause harm to the setting of the Green Belt in accordance with policy GB/3 of the adopted LDF 2007.

Residential Amenity Impact and Noise

32. The indicative layout demonstrates that one dwelling and parking spaces could fit on the site. There is 1.2m separation from the southern side of 43 St Audrey's Close and the existing boundary fencing and a further 0.6m to the proposed dwelling. This would be an acceptable degree of separation to not give rise to a significant overbearing impact.
33. There is a secondary living room window along the side and window serving a w.c. Given that the habitable room window is a secondary window, and the w.c. is not considered to be a habitable room combined with 2.0m high fencing which already reduces the sunlight there is not considered to be a significant loss of light sufficient to sustain refusal of the application. The indicative site plan shows 45 degrees from the rear first floor window to the dwelling which would also not give rise to a significant overshadowing impact.
34. With regard to any overlooking impact the new dwelling will have a 12m long rear garden and there is approx. 20m from the rear of numbers 58 and 58a St Audrey's Close which is a considerable distance. Given the proximity to number 43 St Audrey's Close no first floor windows or doors will be located on the specified elevations (at reserved matters stage), unless they are obscure glazed and non-opening to ensure there is not a significant overlooking impact to the direct private amenity space of this dwelling. Officers consider the potential to overlook could be designed out by the careful orientation of the rooms.
35. Based on the submitted plans officers consider any reserved matters scheme is likely to accord with policy DP/3 of the Local Development Framework and not cause significant or adverse harm.

36. The site is located next to the guided busway with dwellings abutting the acoustic fencing further east. A noise report by Cass Allen has been submitted. This demonstrates there are acceptable noise levels in the external garden areas in accordance with British Standards 8233:2014 and double glazing and hit and miss trick ventilation could achieve acceptable internal noise levels which will be provided at detailed design stage. Therefore it would be reasonable to condition a scheme of insulation internally to ensure there is not significant harm to the occupiers of the dwelling from the guided busway in accordance with paragraphs 109 and 123 of the National Planning Policy Framework 2012 and Policy NE/15 of the adopted LDF 2007.
37. Given the close proximity to neighbouring dwellings it would be reasonable to condition no construction site machinery or plant shall be operated, no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. This will minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007. However, it would not be reasonable to condition no burning of waste or other materials on site and if pile driven foundations are proposed, a statement of the method for construction of these foundations shall be submitted and agreed by Environmental Health as these matters as dealt with under separate legislation and would not be enforceable conditions as set out in paragraph 206 of the NPPF 2012 and will be added as informatives.

Highway safety and parking

38. The Local Highways Authority has no objection subject to the imposition of conditions which it would be reasonable to condition in the interests of highway safety in accordance with policy DP/3 of the adopted LDF 2007. Comments have been made that the Local Highways Authority, although not the parking authority would require that the proposed car parking space be 2.5m x 5m and reduced to one in number and not two as proposed to enable pedestrian visibility splays to be incorporated within the red line due to the close proximity of the public footpath and footway within St Audrey's Close. Given that the proposed site plan is for illustrative purposes and the layout will be a reserved matters detail, officers consider there is sufficient space on site to accommodate the two car parking spaces and the pedestrian visibility splays.
39. The development would therefore be in compliance with parking standards set out in policy TR/2 of the Local development Framework.

Flood Risk and Drainage

40. The site is in Flood Zone 1 and therefore development of one dwelling is considered acceptable in this location. It would be reasonable to condition surface water drainage and foul water drainage details as the application does not detail the arrangement at this stage to ensure there is not a significant flood risk and adequate provision in accordance with policies NE/9, NE/10 and NE/11 of the adopted LDF 2007.

Developer Contributions

41. With regard to developer contributions development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.

42. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of the obligation is: -
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and,
 - iii) Fairly and reasonably related in scale and kind to the development.
43. The Written Ministerial Statement and NPPG dated November 2014 seeks to limit Section 106 contributions secured from small scale developments of less than 10 no. dwellings or those where the gross floor space would not exceed 1000 square metres. The proposed development is for 1 no. dwelling and would fall below the threshold. Therefore, no contributions in relation to open space and community facilities can be secured from the development.

Other Matters

44. The site is located next to a public footpath to the south. Cambridgeshire County Council have requested conditions that no fence shall be erected on or within 1m of the right of way and no planting erected on or within 2m of the right of way in the interest of the amenity of the public and ensure it remains unobstructed. A 2.0m high close boarded fence currently sits adjacent to the footpath which does not obstruct the public footpath (and which does not require planning permission). The conditions requested do not define how the word planting is to be construed of and would not represent enforceable conditions as set out in paragraph 206 of the NPPF 2012. Therefore they will be added as informatives to make the applicant aware of the need to ensure the public footpath remains unobstructed.
45. With regard to contamination the only immediately evident environmental constraint that would attract a contaminated land condition is the presence of an assumed garage building and its associated hardstanding. The garage building has since been demolished and it appears that the location coincides with the footprint of the proposed building. Given that the proposed development (residential) is particularly sensitive to the presence of contamination it would be reasonable to condition that if contamination is found this can be addressed and ensure this is enforceable in line with paragraph 206 of the NPPF 2012. This would ensure the safety of the proposed users and neighbouring dwellings is protected in accordance with policy DP/1 of the adopted LDF 2007.

Conclusion

46. The development proposes one dwelling as part of the SCDC self-build programme submitted as an outline application with all matters reserved as set out in the application forms. The site is located within the village framework and the provision of one self-build plot in a sustainable location will benefit the local self-build register.
47. There is not considered to be significant harm to the character of the area or on the setting of the Green Belt given the current setting of the public footpath and acoustic fencing abutting the guided busway to the south. The impact on residential amenity can be satisfactorily mitigated and the submitted noise report demonstrates future residents will have an acceptable level of amenity.
48. In accordance with national and local planning policies the development is recommended for approval with conditions as set out below.

Recommendation

48. Delegated approval subject to:

Conditions and Informatives

49. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- 1) Approval of the details of the layout of the site, scale and appearance of the building, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- 2) Application for the approval of the reserved matters, shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
- 3) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1609-P-501 Rev A
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 6) Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- 7) Prior to the commencement of development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of foul water drainage in accordance with policy NE/10 of the adopted Local Development Framework 2007.)
- 8) No development shall commence until a noise insulation scheme comprising specifications and scaled plans (1:100) showing the design and thickness of the double glazing and trickle vents in accordance with British Standard 8233:2014 shall be submitted to and approved in writing by the Local Planning Authority. The approved double glazing and trickle vents shall be installed prior to the occupation of the dwelling and thereafter retained.
(Reason: To minimise noise levels from the guided busway on the future occupiers of the dwellings in accordance with Policy NE/15 of the adopted Local Development Framework 2007 and paragraph 109 and 123 of the NPPF 2012.)
- 9) No construction site machinery or plant shall be operated, no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 10) The proposed drive shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 11) The proposed driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 12) Prior to the first occupation of the dwelling hereby permitted two 2.0 x 2.0m pedestrian visibility splays shall be provided on each side of the access within the curtilage of the site and shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 12) If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The

remediation strategy shall be implemented as approved to the satisfaction of 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 in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

Informatives

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works, which include any works to the front of number 43 to provide a dropped vehicle crossing.

Public Footpath No. 17 Histon must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

No fencing should be erected on or within 1m of the public right of way and no planting should be undertaken on or within 2m of the public right of way to ensure the public footpath remains unobstructed.

There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference: S/0179/18/OL

Report Author:

Lydia Pravin
Telephone Number:

Senior Planning Officer
01954 713020