

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 10 May 2017
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0077/17/FL

Parish Cottenham

Proposal: Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access.

Site address: 2 Denmark Road

Applicant: Amber Developments

Recommendation: Delegated Approval

Key material considerations: Impact upon character and appearance of Conservation Area
Impact upon residential amenity of neighbouring dwellings.

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Chris Morgan, Senior Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council.

Date by which decision due: 12 May 2017 (Extension of time agreed)

Advertised: 18 January 2017

Executive Summary

1. This proposal is for a total of 3 dwellings (including one replacement dwelling). Planning permission was given in 2014 for a single additional dwelling on this site frontage. A more recent planning application (S/2117/16) was refused for a replacement dwelling and three additional dwellings (S/2117/16/FL- total 4). On the grounds of a lack of on site affordable housing provision and the development was considered to have an adverse impact upon the residential amenity of the occupants of 7 Sovereign Way. The amended proposal now considered to be acceptable in principle subject to conditions, as the scheme is now below the threshold for on site affordable housing provision. A single dwelling is proposed at the rear of the site which would be located at a sufficient distance from the neighbouring dwellings to prevent any significant overbearance, sense of enclosure or loss of light to

neighbouring dwellings in accordance with adopted District Design Guide. The proposal will not result in the loss of any significant buildings and the form and design of the proposal is considered to preserve the character of the Cottenham Conservation Area.

Planning History

2. S/2117/16/FL - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of three new dwellings (one with extant planning permission) with a new vehicular access – Refused under delegated power's to officers due to lack on on-site affordable housing provision (contrary to policy H/9 of the Local Plan) and for the enclosing impact upon the rear of property at number 7 Sovereign Way.

S/2585/15/FL – Demolition and replacement of existing dwelling and erection of 2 semi-detached 3 bedroom dwellings on rear garden with driveway, access and parking – Withdrawn

S/1651/14/FL – 3 dwellings – Withdrawn

S/2470/13/FL – 3 Bedroom detached dwelling, driveway and detached garage – Approved

S/2302/88/O – Erection of 6 Flats – Refused

National Planning Policy Framework

3. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance (PPG)

Development Plan Policies

4. **Local Development Framework**

ST/2 Housing Provision
ST/5 Minor Rural Centre

5. **South Cambridgeshire LDF Development Control Policies DPD 2007:**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/5 Cumulative Development
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/11 Flood Risk
NE/15 Noise Pollution
CH/4 Setting of Listed Buildings
CH/5 Conservation Areas
SF/10 Outdoor Playspace, Informal Open Space and New Developments

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):**

Development Affecting Conservation Areas – Adopted January 2009
Open Space in New Developments – Adopted January 2009
District Design Guide – Adopted March 2010
Cottenham Village Design Statement – Adopted November 2007

7. **South Cambridgeshire Local Plan Proposed Submission July 2013**

S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/9 Minor Rural Centres
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
H/15 Development of Residential Gardens
NH/4 Biodiversity
NH/14 Heritage Assets
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

8. **Cottenham Parish Council** - recommend refusal for the following reasons:

‘Demolition – there is insufficient evidence provided of structural problems and the property is a good example of the traditional Cottenham workers cottage. Independent structural engineers report required. Even if the property is proved to be unsound, there need to be measures in place to reuse materials as per PPG15.

Access – the properties would access directly onto Denmark Road, too close to the junction with the High Street and there are inadequate visibility splays. Cottenham also has a strong linear street design.

The rear property could impact residential amenity to properties in Sovereign Way. There is no light survey provided and given the orientation of the rear property it could impact on the light of properties in Sovereign Way.

Should members be minded to approval the scheme the Parish council would like a condition attached to resolve surface water issues on this site prior to development.’

9. **Highways** – No objections, subject to conditions requiring the completion of footway works prior to occupation, the submission of a traffic management plan and that the driveway be constructed using bound material.
10. **Trees Officer** – No objection subject to a condition requiring the implementation of recommended tree protection measures prior to commencement of, and for the duration of all construction works.
11. **Historic Environment Team (Archaeology)** – No objection subject to a condition requiring a written scheme of investigation to be submitted to and approved in writing prior to development.
12. **Environmental Health (Noise) Officer** – Raises no objections but recommends conditions to restrict the hours of power machinery during construction, prevention of burning of waste on site and requiring a method statement to be approved in the event of pile foundations being used.
13. **Environmental Health (Contaminated Land) Officer** - No objections to the proposal and no conditions proposed.

Representations

14. Objections have been received from the owner/occupiers of 5 neighbouring properties, namely 5 Sovereign Way, 7 Sovereign Way, 10 Denmark Road, 12 Denmark Road and Polarglaze Ltd at Unit D, 299 High Street High Street raising the following concerns:
 - i. Loss of privacy to dwellings at 5 and 7 Sovereign Way from overlooking from side facing windows.
 - ii. Loss of privacy to rear facing windows and garden of 10 Denmark Road
 - iii. Overshadowing of gardens and rear facing habitable rooms of dwellings at 5 and 7 Sovereign Way;
 - iv. Adverse impact upon residential amenities of neighbouring occupants from noise and disturbance from the proposed parking area;
 - v. Overbearance upon the rear of properties at 5 and 7 Sovereign Way;
 - vi. Adverse impact on ecology and biodiversity;
 - vii. Impact on trees;
 - viii. Overdevelopment of the site.
 - ix. Backland development which is at odds with the character of the Conservation Area
 - x. Damaged fence bordering number 2 and 10 Denmark Road should be replaced and maintained in perpetuity by occupants of the site.
 - xi. Development will add to existing parking pressure on Denmark Road.
 - xii. Any construction should only be carried out during sociable hours.

- xiii. New housing will cause a conflict of interest with the commercial units to rear of the site.

Planning Assessment

Principle and density

- 15. Cottenham is designated as a Minor Rural Centre under Core Strategy Policy ST/5 of the Local Development Framework 2007. In such locations, residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the village frameworks. The site is within the Development Framework where new residential development is acceptable in principle under policy DP/7 – Development Frameworks. The proposed site is approximately 1270 sqm in area meaning that 3 dwellings on the site would achieve a density of approximately 24 dwellings per hectare. This is less than the minimum of 30 dwellings per hectare required by policy DP/1 however, due to the narrow width of the plot and the constraints of the site this density is considered acceptable for the site.

Character and appearance of the Conservation Area

- 16. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 Act requires that in determining applications Local Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 17. Cottenham does not have a formally adopted Conservation Area appraisal; however the adopted Cottenham Village Design Statement Policy specifically encourages development which reflects the characteristic of streets with purposeful lines. The Statement describes on page 14 how 'In some cases the house is set back from the street edge, but walls or railings enclosing a small front garden maintain the alignment..' and that 'Buildings in a wide variety of styles have generally been satisfactorily combined because of their sympathetic relationships in terms of scale, height, massing and alignment.'
- 18. Denmark Road itself contains a variety of historic and modern buildings of varying scales, designs, spacing and whilst many have front alignments with the roadside this characteristic did not exist historically along the adjacent section of Denmark Road to the east. Indeed, this part of Denmark Road has seen a series of modern developments, including the 4 neighbouring dwellings to the east. These have now established and reinforced the 'set back but aligned' character recognized in the Cottenham Design Statement and common throughout the village and Cottenham Conservation Area.
- 19. The proposed new and replacement dwellings on the front of the site would be set back slightly from the site frontage behind a low railings to match those in front of the existing and proposed neighbouring dwellings. The replacement dwelling has a slightly narrower frontage and lower roofline to that of the existing dwelling. However, as viewed from Denmark Road it would appear to be of a very similar scale and mass. The front rendered brick dwelling would be replaced with a buff brick and slate dwelling, to match those proposed of the previously approved. The dwelling to the east of the site compliments those of the adjacent modern 'Villa' style detached dwellings at numbers 10 - 16 Denmark Road. Both dwellings would continue the linear alignment of dwellings along Denmark Road and be of a style

and character considered to be in keeping with the established street scene and preserve the character of the Cottenham Conservation Area.

20. The single detached dwelling proposed at the rear of the site would be relatively well screened from public views from Denmark Road and the High Street due to its set back behind the dwellings proposed on the road frontage. The form of surrounding development established by the single-storey industrial units to the south, the modern dwellings on Brenda Gautrey Way and Sovereign Way, as well as the garage buildings and parking areas to the rear of numbers 10 and 12 Denmark Road are all set behind the historic buildings fronting onto on the High Street and along Denmark Road. Therefore the erection of a single dwelling in this location, with parking areas to serve the three dwellings proposed is not considered to be out of keeping with the form and character of the area and would preserve the character and appearance of the this part of the Cottenham Conservation Area.
21. The proposal does involve the demolition of a late 19th century detached, part rendered brick and slate roofed, former farm worker's cottage. The applicants have provided a description of the relatively poor state of repair and cramped internal layout of the dwelling, but it does appear to be of relatively sound construction. However, unlike the now superseded PPG15, the NPPF does not explicitly require that a structural engineers report be provided in support of applications involving the demolition of a building within the Conservation Area, but does require that Local Planning Authorities identify and assess the particular significance of heritage assets and assess any harm to these assets should be balanced against the wider benefits of the proposal. The dwelling is not listed and is not considered to be of significant historic or architectural merit to warrant preservation in and of itself, but does contributes to wider street scene and Cottenham Conservation Area, due particularly to its characteristic front aligned form, which is common, but not ubiquitous, to this part of the Cottenham Conservation Area
22. However, the loss of the building will enable the site to be served by suitable visibility splays to provide an additional dwelling at the rear of the site which will help to meet the identified housing need in a sustainable location and for the reasons outlined in paragraphs 17-21 above the design and form of the replacement dwelling is considered to be preserve the character and appearance of the Cottenham Conservation Area

Setting of Listed Buildings

23. The dwellings site lies diagonally across from the grade II listed 'The Chequers Public House' and war memorial and would most closely visually relate to these dwellings. However, the development would not block public views nor significantly harm the setting of these buildings due to the distance of separation and the continuation of the linear form of development along Denmark Road. For these reasons the setting of these listed buildings would be preserved and the development is considered to accord with policy CH/4 of the adopt Development Control Policies DPD.
24. **Parking and highway safety**

The proposal includes provision of 8 standard parking spaces and adequate turning areas to the rear of the site to serve the dwellings. This is in accordance with adopted parking standards and policy TR/2 of the adopted Development Control Policies DPD.

25. The development would also involve the creation of a new 5 metre wide vehicular access point and driveway between the dwellings fronting onto Denmark Road. By setting the replacement dwelling back from the footpath on Denmark Road, a vehicular visibility splay of 2 x 26 metres is proposed to the west of the access and 2 x 43metres towards the east. The splay to the edge of the carriageway only is shown on the submitted plans. However, the applicants have provided a justification from a consultant engineer for the reduced visibility splay to the west, on the basis that due to the close proximity (50m) to the junction with High Street there would be unlikely to be any overtaking along this stretch of the highway. Therefore left hand lane (oncoming traffic from the west) would achieve a splay of 39 metres. Highways Officers have raised no objections and it is not considered by officers to constitute a danger or inconvenience to highway users and is considered in accordance with policy DP/3 of the LDF.

Trees and Landscaping

26. It is not considered that the proposed dwelling or its foundations would have any significant impact on the mature trees to the rear of number 2. Tree protection measures are recommended and are proposed to be conditioned as part of any permission granted to ensure the tree are protected and not damaged during construction.
27. An indicative landscaping arrangement has been provided and, subject to the retention of important trees within the site as indicated on the tree survey provided the proposal would not result in the loss of any significant areas of natural habitat and the loss of an area currently laid to residential garden on the existing site is not considered to warrant a reason for refusal when weighed against the provision of housing proposed on the site. A condition requiring the submission of a suitable landscaping scheme be implemented prior to occupation is suggested.

Residential amenity

28. **Impact upon 10 Denmark Road_-** The new dwelling proposed at the rear of the site would be located 34 metres from the rear elevation of number 10 at their nearest point which is in excess of the recommended distance of 25 metres for elevations containing habitable windows. For this reason the proposal would not create any significant overlooking views into the habitable rooms or private amenity areas of number 10 Denmark Road. The bulk of the new dwelling proposed west of the neighbouring property No. 10 Denmark Road, would be located next to the gable end of that property and would not cause any significant loss of light, visual intrusion or overshadowing. The two storey projection to the rear of the proposed dwelling would however extend beyond the main gable of the neighbour and would be visible from its rear windows and the side windows in its own rear projection. The two storey element would project approximately 3 metres behind the rear facing windows in the main rear elevation of the neighbouring dwelling but would be sited 2.5 metres from the neighbouring dwelling. The extension would comply with the 45 degree rule of thumb test and it is not considered that it would cause any significant loss of light, visual intrusion or be overbearing to those windows. It would cause some loss of evening light to the patio area adjacent to the rear of the neighbouring dwelling, however given the fact it is not directly on the boundary and is angled away from it at the rear it is not considered that the loss of light would cause significant harm to the residential amenity of the neighbour. The side facing windows in the kitchen of the neighbouring property would directly face the rear element of the proposed dwelling, however at a distance of 7 metres, and a kitchen is not considered to be a habitable room within the definition. The proposed

dwelling would not be unduly overbearing or cause any significant loss of light or overshadowing to those windows. The insertion of new first floor windows in the side elevations of the property would have the potential to impact on the privacy of neighbour however this could be adequately mitigated by the removal of permitted development rights for the insertion of new windows.

- 29. Impact upon 7 Sovereign Way_-** The single dwelling at the rear of the site would present a two storey gable wall 16 metres from the rear facing habitable windows of the nearest neighbouring dwelling at number 7 Sovereign Way of (compared with 11 metres in the previous scheme) and is in accordance with adopted District Design Guide which recommends a minimum of 12 metres of separation from blank wall to habitable windows. There are no windows (other than an obscurely glazed window serving a bathroom) proposed in the side elevation which would afford overlooking views. The proposal is considered to preserve the residential amenity of neighbouring properties on Sovereign Way above a level at which they can reasonably expect to enjoy. The insertion of further new first floor windows in the side elevations of the property would have the potential to impact on the privacy of neighbours however this could be adequately mitigated by the removal of permitted development rights for the insertion of new windows.
- 30. Impact upon the occupants of 5 Sovereign Way -** Due to the greater distance from the rear of the property at number 7 Sovereign Way and the offset position (the new dwelling would lie directly to the rear of number 7) it is not considered that the proposal would result in an unacceptable impact upon the occupants of number 5 Sovereign Way.
- 31.** The parking arrangement would be likely to generate a degree of engine and other noise from vehicle movements at the rear of the site. However, the closest parking spaces to number 7 Sovereign Way would be further from the rear of the property than an existing garage serving number 10 Denmark Road and due to existing and proposed boundary treatments it is not considered that the arrangement would necessarily result in an unacceptable loss of residential amenity from noise or disturbance. The parking bays closest to the rear of number 10 itself would be more than 15 metres from the rear of that property and would similarly not result in any significant loss of residential amenity to neighbouring occupants.
- 32.** The director of the glazing firm who occupy the works units to the south of the site have expressed concern that future occupants might experience disturbance from the business due to the proximity of the proposed dwelling. However, the Environmental Health Noise Officer has not raised any objection to this point and the proposed dwelling at the rear of the site would be sited a similar distance from the commercial units as numbers 5 and 3 Sovereign Way, which is significantly further from the units than properties on Leopold Way to the west and lies immediately adjacent to works unit at 299 High Street. For these reasons the future occupants of the buildings would not be likely to experience any significantly adverse impact upon their levels of residential amenity.

Education provision, open space and other community facilities

- 33.** 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.

Regulation 123 of the Community Infrastructure Levy Regulations prevents the Council from entering into more than 5 section 106 agreements on or after April 2015 that secure money towards the same (i) item or (ii) type of infrastructure. These 5 section 106 agreements are to be counted from April 2010, and as such the majority of South Cambridgeshire villages have already received at least 5 contributions towards (i) offsite public open space and (ii) indoor community facilities.

The Council can confirm that there have been more than 5 general planning obligations entered into for development in the village of Cottenham since 6 April 2010 and therefore in determining this application the planning authority can no longer have material regard to the existence of the planning obligation, notwithstanding their being required under local policy unless there are new projects that had been costed and could meet the CIL requirements tests. There have been no request for contributions toward infrastructure as part of this application.

In this case, the need for contributions towards open space, community facilities and waste receptacles are not considered necessary to make the development acceptable given its small scale.

Conclusion

34. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

35. Officers recommend that the Committee APPROVE

Conditions

- a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

- b) The development hereby permitted shall be carried out in accordance with the following approved plans: 15/1196/PL.01 REV F, Ha15/1196/PL.02 REV D, 15/1196/PL.04 REV C and 15/1196/PL.05 REV A

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- c) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2, DP/3 and CH/4 of the adopted Local Development Framework 2007.)

- d) Notwithstanding the plans hereby approved, prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage using Sustainable Drainage Systems and demonstrating that it achieves a greenfield runoff rate shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include a detailed specification for the diversion of the existing drainage pipe running along the Eastern boundary of the site to the Western side of the dwelling. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part 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.)

- e) Prior to the first occupation of the dwelling hereby approved, the boundary treatments shown on the approved drawings shall be implemented and thereafter retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.)

- f) No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected in accordance with the Hayden's Tree Survey and Arboricultural Impact Assessment Report Ref 5547 and as identified in accompanying plan Ref 5547-D. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

- g) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or 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.)

- h) Should driven piled foundations be proposed then before works commence a construction method statement for the foundations shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - So that noise and vibration can be controlled in the interests of residential amenity in accordance with policy NE/15 of the adopted Local Development Framework 2007.)

- i) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of residential amenity and the character and appearance of the Conservation Area in accordance with Policies DP/2, DP/3 and Ch/5 of the adopted Local Development Framework 2007.)

- j) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed at or above first floor level in the side elevations of the dwellings, hereby approved, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- k) The proposed first floor window in the West facing side elevations of the dwellings on plots 4 and 8, hereby permitted, shall be fitted and permanently glazed with obscure glass.

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- l) Prior to the occupation of the dwellings hereby approved the footway works shown on drawing number 15/1196/PL.01 REV F shall be completed and operational.

(Reason - For the safe and efficient use of the adopted public highway in accordance with policy DP/3 of the LDF.)

- m) No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
 - a. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - b. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street.
 - c. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - d. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

(Reason: In the interests of highway safety and in accordance with policy DP/3 of the Local Development Framework.)

- n) The access driveway hereby approved 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: for the safe and effective operation of the highway in accordance with policy DP/3 of the LDF)

- o) The driveway hereby approved shall constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason: In the interests of highway safety and to accord with policy DP/3 of the LDF 2007

Informatives

1. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Local Authority Environmental Health Officer in accordance with best practice and existing waste management legislation.

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 Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Chris Morgan

Telephone Number:

Senior Planning Officer

01954 713259