

Enquiries to: Kelly Baxter
Telephone Committee Services: 024 7637 6000
Direct Email: committee@nuneatonandbedworth.gov.uk

Date: 7th September, 2020

Our Ref: KB

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held **on Tuesday, 15th September, 2020 at 5.00 p.m.** Due to Government guidance on social-distancing and the Covid-19 virus this meeting will be held **VIRTUALLY AND LIVE STREAMED**. Public and press can follow the decision making online at www.nuneatonandbedworth.gov.uk/live-meetings. Please note that meetings will be recorded for future publication on the Council's website.

Members please note Planning Training has been scheduled to commence once the Planning Applications Committee has concluded their business.

Public Consultation on planning applications will commence at 5.00 p.m. (see Agenda Item No. 6 for clarification). Public participation will be by written submissions or orally through invitation to the meeting either via the internet, or by telephone, utilising MS Teams.

Members of the public wishing to make comments or representations via a written submission are asked to do this electronically by e-mailing planning@nuneatonandbedworth.gov.uk by no later than 12 noon on the working day before the date of the meeting, and identify the agenda item(s) that their submission(s) relate(s) to. All written submissions should take no longer than 3 minutes to present and will be read out by an officer of the Council.

Members of the public wishing to make an oral submission to the meeting are asked to notify the Planning Department of this by either calling 024 7637 6328 or e-mailing planning@nuneatonandbedworth.gov.uk by no later than 12 noon on the working day before the date of the meeting. Access to the meeting will then be arranged by Committee Services. All oral submissions should be no longer than 3 minutes.

Yours faithfully,

BRENT DAVIS

Executive Director - Operations

To: All Members of the Planning
Applications Committee

Councillors W.J. Hancox (Chair);
J. Beaumont; S. Gran; I. Lloyd; B. Longden;
B. Pandher; M. Rudkin; A. Sargeant;
J. Sheppard; R. Smith; R. Tromans;
C. Watkins and K. Wilson (Vice-Chair)

AGENDA

PART I - PUBLIC BUSINESS

1. ANNOUNCEMENTS

The meeting will be live streamed and recorded for later publication on the Council's website.

Please make sure all mobile phones are turned off or set to silent.

2. APOLOGIES - To receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting held on 25th August, 2020 (attached). **(Page 4)**

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made for interests that are declared regularly by members to be appended to the agenda **(Page)**. Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.
2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT
Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered
6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK OR HAVE SUBMITTED A WRITTEN STATEMENT TO BE READ OUT BY AN OFFICER OF THE COUNCIL. EACH SPEAKER/STATEMENT WILL BE ALLOWED 3 MINUTES ONLY – the report of the Head of Development Control attached. **(Page 14)**
7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK OR SUBMITTED A WRITTEN STATEMENT – the report of the Head of Development Control attached. **(Page 14)**
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

25th August, 2020

A meeting of the Planning Applications Committee was held on Tuesday, 25th August, 2020. Due to Government guidance on social-distancing and the Covid-19 virus this meeting was held virtually and live streamed.

Present

Councillor W. Hancox – Chair

Councillors D. Brown (substitute for Councillor K. Wilson), S. Croft (substitute for Councillor Smith), S. Gran, J. Gutteridge (substitute for Councillor R. Tromans), L. Hocking (substitute for Councillor J.B Beaumont), I. Lloyd, B. Pandher, M. Rudkin, A. Sargeant, J. Sheppard, J. Tandy (substitute for Councillor B.L. Longden) and C. Watkins.

Apologies: Councillors J.B. Beaumont, B. Longden, R. Smith, R Tromans and K. Wilson

PLA25 **Chair's Announcements**

The meeting was being live streamed and recorded for future publication on the Council's website.

PLA26 **Minutes**

RESOLVED that the minutes of the meeting held on the 28th July, 2020 be confirmed and signed by the Chair.

PLA27 **Declarations of Interest**

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule attached to these minutes. In addition, the following were declared:

Councillor J. Tandy declared a disclosable pecuniary interest in planning application 037160 in that she had indicated her support as noted in the addendum in respect of the application therefore she would leave the meeting prior to this planning application being considered and would not take part in the debate nor the voting.

Councillor J. Gutteridge declared a disclosable pecuniary interest by way of family ownership of a small piece land near the application site of Planning Application No 036491 at Leyland Road, Nuneaton which is in the Borough Plan and for which he has previously received dispensation.

PLA28 **Declarations of Contact**

Councillor Hancox declared that members of the committee had received contact from Mr Castledine in respect of Planning Application 036491 and that he had received contact from Mr and Mrs Fleming in respect of Planning Application 037108 but he had not indicated his voting intention.

Councillor Gran declared that in addition to contact from Mr Castledine, he had also spoken to residents in respect of Planning Application 036687 but he had not indicated his voting intention.

Councillor Brown declared that he had received an email from Mr Castledine but was unable to open the attachments therefore he had had no contact with Mr Castledine.

Councillor Gutteridge declared that he had not been forwarded the information from Mr Castledine but he had attended the public consultation for the site some years ago.

IN PUBLIC SESSION

PLA29 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

PLA30 **Any Other Business**

The Chair advised the committee that planning training is likely to take place prior to the next committee meeting.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA29 OF THE
PLANNING APPLICATIONS COMMITTEE ON 25th August, 2020

036491: Site 97c001 Bedworth Road, Bulkington, Warwickshire
Erection of 188 dwellings with public open space, landscaping, highways,
drainage infrastructure and other accommodation works.
Applicant: Ms Jayne Smith – Taylor Wimpey, North Midlands Ltd & Adrian
Seabridge – Seabridge Developments Ltd

Public Statements: Mr Ian Castledine – Bulkington Residents Voice
Mr John Jinks
Mr Andy Williams

DECISION

Planning permission be granted, subject to the conditions printed on the agenda and addendum and subject to a legal agreement as detailed in the agenda.

036687: 99 Woodlands Road, Bedworth, Warwickshire, CV12 0AD
Erection of 9 dwellings including associated infrastructure
Applicant: Mr A. Cartwright

Public Statements: Councillor Kyle Evans
Mr Karl Mayer
Mrs Nicola Lea

DECISION

Planning permission be refused for reasons as printed in the agenda

036981: 33 Copsewood Avenue, Nuneaton, CV11 4TQ
Two storey extension to front, side and rear, new roof over whole dwelling
Applicant: Mr Jas Basra

Public Statements: Mr Andrew Taylor

DECISION

Planning permission be granted subject to the conditions as printed in the agenda.

037108: 31-33 Collyhurst House, Nuneaton Road, Bedworth, CV12 8AN

Extension of building to create 2 additional rooms

Applicant: Mr B Kuncewicz

Public Statements: Mr and Mrs Fleming

DECISION

Planning permission be refused because of the over intensive nature of development on the site and loss of amenity space in that area.

037029: The Olde Vicarage, School Road, Bulkington, CV12 9JB

Proposed single storey rear extension

Applicant: Mr Tony Minhas

Public Statements: Mr Tony Minhas

DECISION

Planning permission be refused for the reasons printed in the agenda.

037160: 3 Ribbonbrook, Nuneaton, Warwickshire, CV11 4LN

Fell Lime Tree known as T1 of Tree Preservation Order 11/97

Applicant: Mrs Hannah Field

Public Statements: None

DECISION

Planning permission be refused for the reasons printed in the agenda

NB. Councillor J. Tandy left the meeting prior to this application being considered due to her declaration of interest as minuted at PL27

**Planning Applications Committee
Schedule of Declarations of Interests – 2020/2021**

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	J. Beaumont		Board member of Bulkington Community Library CIC in addition to an unpaid Manager of the library. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Older People's Forum 	
	S. Gran		Member of Warwickshire County Council	
	W.J. Hancox		Daughter holds employment position within NBBC Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group • Hammersley Smith & Orton Charity 	
	I. Lloyd		Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited.	Dispensation to speak and vote

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton & Bedworth Sports Forum • Camp Hill Urban Village and Pride in Camp Hill • Poor's Piece Charity • Committee of Management of Hartshill & Nuneaton Recreation Group 	
	B.J. Longden		Daughter and son-in-law work in the NHS Member of the Stockingford Community Centre Ex-Officiate of the Veterans Contact Point Board Representative on the following Outside Bodies: <ul style="list-style-type: none"> • George Eliot Hospital NHS Trust – Public/User Board • George Eliot Hospital NHS Foundation Trust Governors • Armed Forces Covenant Meeting • Astley Charity 	
	B. Pandher		Member of Warwickshire County Council Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group	
	M. Rudkin	Employee of Coventry City Council	Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch Committee 	
	A. Sargeant		Member of Warwickshire County Council Chairman of The Nook (Nuneaton) Residents Association. Chair of Attleborough Community Matters group. Chair of Attleborough Neighbourhood Watch Volunteer at Volunteer Friends Bulkington. Member of Nuneaton Carnival Committee	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Advice Rights 	
	J. Sheppard		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre. Member of the Management Committee at the Mental Health Drop in. Champion for Safeguarding (Children & Adults) Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Local Government Superannuation Scheme Consultative Board • Warwickshire Direct Partnership • Warwickshire Waste Partnership • West Midland Employers • Nuneaton Neighbour Watch Committee 	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
	R. Smith		Chairman of Volunteer Friends, Bulkington; Board of Directors at Bulkington Village Community and Conference Centre Trustee of Bulkington Sports and Social Club	
	R.Tromans		Director of RTC Ltd	
	C.M. Watkins	Landlord of a privately rented property	Representative on the following outside bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Home Improvement Agency. • Nuneaton and Bedworth Safer and Stronger Communities Partnership. • Safer Warwickshire Partnership Board. • Warwickshire Housing Support Partnership. • Warwickshire Police and Crime Panel. 	
	K.D. Wilson	Employee of the Courts Service	Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited	Dispensation to speak and vote

**Planning Applications Committee
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	W.J. Hancox		Daughter holds employment position within NBBC Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group • Hammersley Smith & Orton Charity 	
	I. Lloyd		Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited.	Dispensation to speak and vote

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	B.J. Longden		Daughter and son-in-law work in the NHS Member of the Stockingford Community Centre Ex-Officiate of the Veterans Contact Point Board Representative on the following Outside Bodies: <ul style="list-style-type: none"> • George Eliot Hospital NHS Trust – Public/User Board • George Eliot Hospital NHS Foundation Trust Governors • Armed Forces Covenant Meeting • Astley Charity 	
	B. Pandher		Member of Warwickshire County Council Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust Vice Chair Exhall Multicultural Group	
	M. Rudkin	Employee of Coventry City Council	Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch Committee 	
	A. Sargeant		Member of Warwickshire County Council Chairman of The Nook (Nuneaton) Residents Association. Chair of Attleborough Community Matters group. Chair of Attleborough Neighbourhood Watch Volunteer at Volunteer Friends Bulkington. Member of Nuneaton Carnival Committee	

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	R. Smith		Chairman of Volunteer Friends, Bulkington; Board of Directors at Bulkington Village Community and Conference Centre Trustee of Bulkington Sports and Social Club	
	R.Tromans		Director of RTC Ltd	
	C.M. Watkins	Landlord of a privately rented property	Representative on the following outside bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Home Improvement Agency. • Nuneaton and Bedworth Safer and Stronger Communities Partnership. • Safer Warwickshire Partnership Board. • Warwickshire Housing Support Partnership. • Warwickshire Police and Crime Panel. 	
	K.D. Wilson	Employee of the Courts Service	Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited	Dispensation to speak and vote

Applications for Planning Permission etc.
Agenda Item Index

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Works to Trees

1.	037254/AT	34 Leyland Road, Nuneaton, CV11 4RP	15
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Wards:					
AB	Abbey	AR	Arbury	AT	Attleborough
BA	Barpool	BE	Bede	BU	Bulkington
CH	Camp Hill	EX	Exhall	GC	Galley Common
HE	Heath	KI	Kingswood	PO	Poplar
SL	Slough	SN	St Nicolas	WB	Wembrook
WE	Weddington	WH	Whitestone		

PLANNING APPLICATIONS

Item No. 1

REFERENCE No. 037254

Site Address: 34 Leyland Road Nuneaton, CV11 4RP

Description of Development: Works to Trees covered by TPO 1/04 including removal of overhanging branches

Applicant: Jonathan Hazell

Ward: AT

RECOMMENDATION:

Planning Committee is recommended to grant consent to the tree works, for the reasons as printed.

INTRODUCTION:

This application is for works to trees covered by TPO 1/04 including removal of overhanging branches at 34 Leyland Road, Nuneaton, CV11 4RP.

Works which have been applied for are:

- T2 Common Ash – Remove 3 low overhanging branches
- T3 Common Ash – Remove 1 low overhanging branch
- T4 Common Ash – Remove 2 low overhanging branches

T4 is located in the garden of 32 Leyland road, T2 and T3 are located in the garden of 37 Ivanhoe Avenue. All three trees, although located in the rear gardens are visible in the street scene. All the trees overhang the development site which was approved under application 034379 which was for the erection of 6 dwelling houses and demolition of 34 Leyland Road.

RELEVANT PLANNING HISTORY:

- Demolition of existing dwelling and erection of 6 houses including formation of new access. This was refused at committee in February 2017, but allowed at appeal in November 2017 (reference 034379).
- Demolition of existing house and erection of 6 houses including formation of new access. This was refused at committee in August 2014 (reference 032801).
- Erection of 6 houses (Demolition of 34 Leyland Road) (Outline to include access, appearance, layout and scale). This was refused at committee in February 2012 (reference 031058).
- Erection of 7 houses (No 34 Leyland Road to be demolished). This was refused at committee in March 2010 (reference 029963).
- 6 houses (outline) (No. 34 demolished) (resubmission after refusal of TP067203). This was refused at committee in June 2004, this was appealed which was dismissed in May 2005 (reference TP/0221/04).
- Erection of 9 houses (outline) (No. 34 demolished). This was refused at committee in November 2011 (reference TP/0672/03).

RELEVANT PLANNING POLICIES:

- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

NBBC Parks and Countryside

CONSULTATION RESPONSES:

No objection from:

NBBC Parks and Countryside

NEIGHBOURS NOTIFIED:

32, 34, 36 Leyland Road, 37 and 41 Ivanhoe Avenue.

Neighbouring properties were sent letters notifying them of the proposed development on 15th July 2020, further letters were sent on 17th July 2020. A site notice was erected on street furniture on 15th July 2020.

NEIGHBOUR RESPONSES:

There have been 2 objections from 2 addresses. The comments are summarised below;

1. Objection to works on T4 as they are unsustainable for the tree.
2. The Tree Survey and Arboricultural Method Statement has not been updated.
3. Developer has not shown sympathy for the TPO'd trees when doing work
4. Not all neighbours notified of the TPO have been notified of this application
5. The trees form a cohesive line
6. Inaccuracies in the Tree Survey and Arboricultural Method Statement

APPRAISAL:

The key issues to assess in the determination of this application are;

1. Impact on Visual Amenity

1. Impact on Visual Amenity

Tree Preservation Orders are put on trees which are considered to have a significant amenity value to the general public. The original agricultural report on these trees stated that the Ash trees had matured together as a group and were worthy of retention and protection.

A Tree Survey and Arboricultural Method Statement was submitted as part of this application for the works to the trees. The survey states that the proposed development will require construction within the RPA (root protection area) of five trees; 4 Common Ash and 1 English Oak. The report states that access facilitation work will be required to prevent further damage to the trees. The work applied for is:

- T2 Common Ash – Remove 3 low overhanging branches
- T3 Common Ash – Remove 1 low overhanging branch
- T4 Common Ash – Remove 2 low overhanging branches

It is also stated that the remaining canopies where overhanging the site should be dead wooded to minimise the risk of falling debris onto site operatives during the construction process and the ivy removed to allow further detailed inspection of the main stems.

The final conclusion of the tree survey was that the work proposed will not be injurious to the trees retained.

Further details are in the method statement on what measures will be set out to protect the trees during construction work.

The NBBC Tree Officer was consulted as part of the application. The response given was that “these works can be approved as per application and as stated in the supporting document (KOVA landscape Tree Survey & Arboricultural Method Statement Report Number: KL156001 Revision D December 2016)”.

The tree officer also made particular reference that the work be carried out in line with the details under the headings Access Facilitation Pruning and Tree Works. The document refers to works being carried out as per BS: 3998 2010 of which these works must comply.

Therefore it is recommended that the tree works be approved in line with tree work legislation Recommendations for Tree Work 2010 (British Standard: 3998).

REASONS FOR APPROVAL:

The works to trees are considered acceptable and are not considered to cause significant harm to the protected trees.

SCHEDULE OF CONDITIONS:

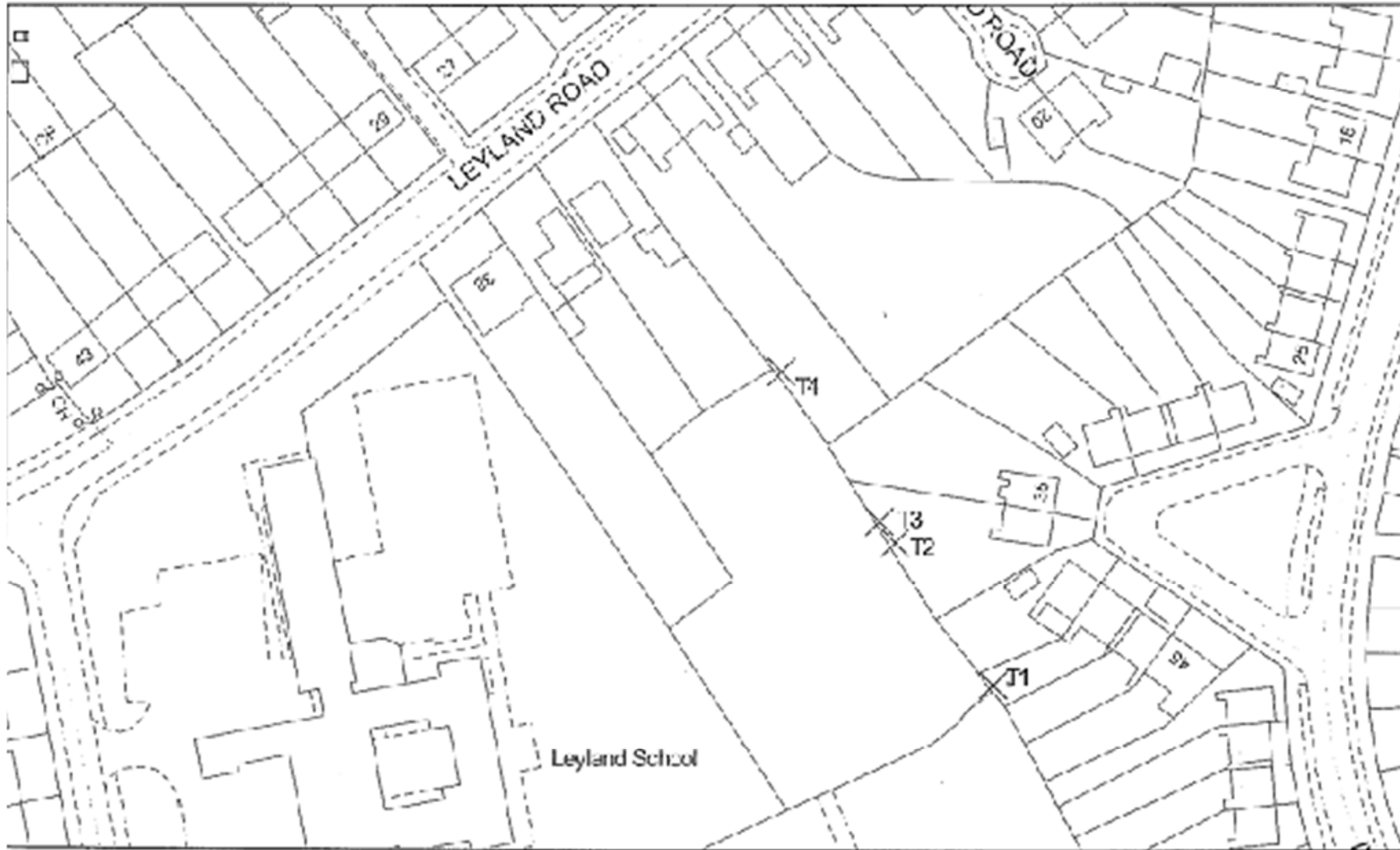
1. Carry out the following works to trees covered by Tree Preservation Order 1/04. Remove 3 low overhanging branches from T2 Common Ash. Remove 1 low overhanging branch from T3 Common Ash. Remove 2 low overhanging branches from T4 Common Ash.

Subject to:

- i) The work granted consent shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work 2010). All tree works shall be carried out during the dormant season only, but not during periods of extreme frost or severe weather
- ii) The works approved to be carried out within 2 years form the date of the consent.

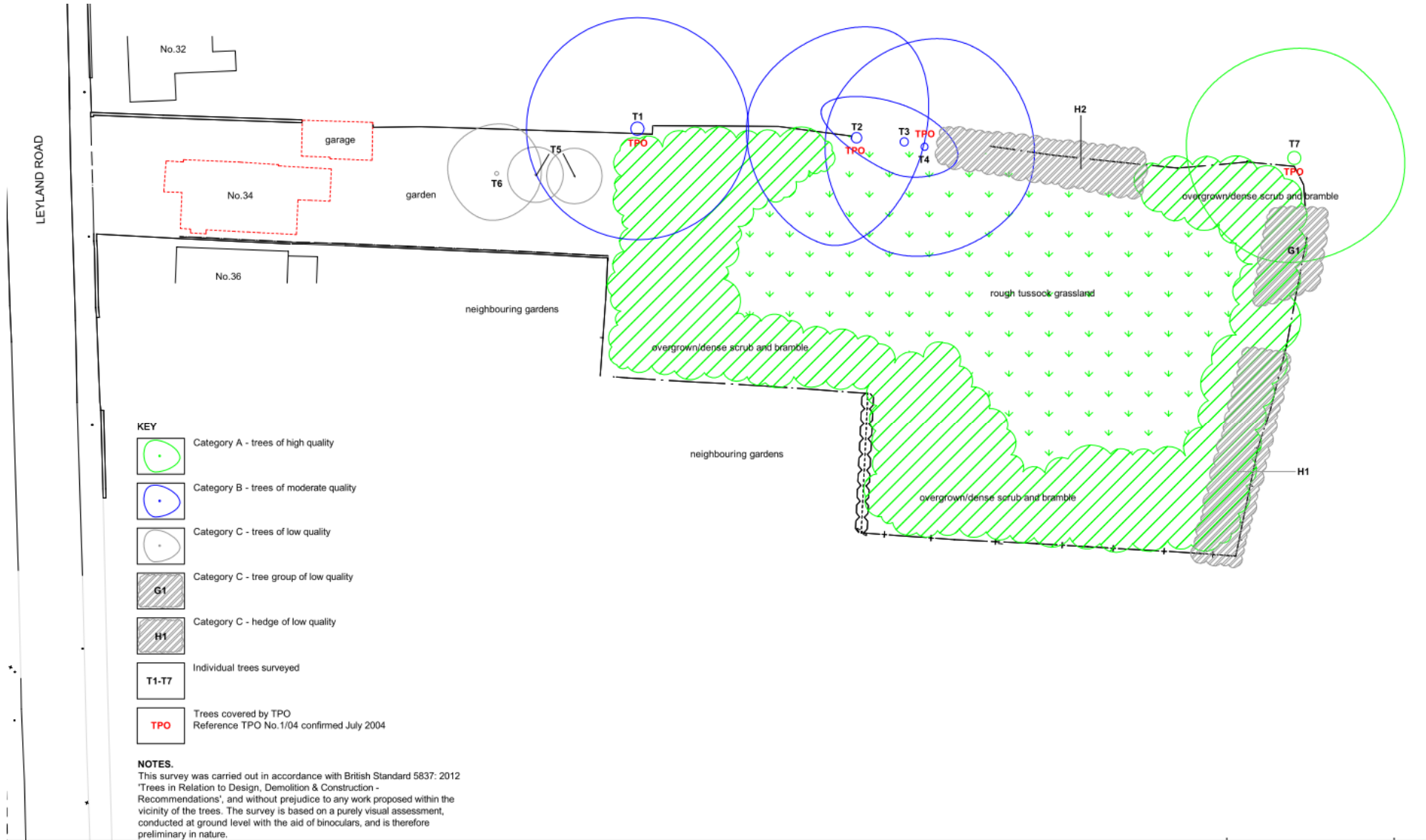
Tree Preservation Order 1004 Location of trees.

Site surveys 2004



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Scale: 1:800



Guide to changes to the Use Classes Order in England

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)