

Enquiries to:
Wendy Bolton

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Direct Email:
committee@nuneatonandbedworth.gov.uk

Date: 3rd June, 2019

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in **Committee Room A of the Town Hall, Nuneaton on Tuesday, 11th June, 2019 at 5.00 p.m.**

Member training will take place immediately following the close of the Committee Meeting.

Public Consultation on planning applications will commence at 5.00 p.m. (see Agenda Item No. 6 for clarification).

Please note that meetings may be recorded for future broadcast.

Yours faithfully,

BRENT DAVIS

Executive Director - Operations

To: All Members of the Planning
Applications Committee

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

AGENDA

PART I - PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Yorkshire Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

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

Chair to advise the meeting if all or part of the meeting will be recorded for future broadcast.

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

3. MINUTES - To confirm the minutes of the meeting held on 21st May, 2019 (attached). **(Page 5)**

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 10)**. 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. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control attached. **(Page 12)**

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control attached. **(Page 12)**
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

21st May, 2019

A meeting of the Planning Applications Committee was held at the Town Hall, Nuneaton on Tuesday, 21st May, 2019.

Present

Councillor W. J. Hancox - Chair

Councillors J.B. Beaumont, S. Gran, A. Llewellyn-Nash, I. Lloyd, B. Pandher, A. Sargeant, J. Sheppard, J. Tandy (Substitute for Councillor M. Rudkin), R. Smith and K. Wilson (Vice-Chair).

Apologies: Councillors B. Longden, M. Rudkin and C. Watkins.

PLA01 **Chair's Announcements**

The meeting was being recorded for future broadcast to the public via the Council's website.

The Chair welcomed new Members to the Planning Applications Committee, and Councillor K. Wilson as the newly appointed Vice-Chair.

The Chair also welcomed Joanne Archer to the meeting, attending as a representative of Warwickshire County Council Highways.

PLA02 **Minutes**

RESOLVED that the minutes of the meeting held on the 30th April, 2019, be confirmed.

PLA03 **Declarations of Interest**

The Declarations of Interest for this meeting are as set out in the Schedule attached to these minutes.

PLA04 **Declarations of Contact**

Councillor S. Gran declared that he had been contacted by residents in regards to Planning Application No 036133, but that he had not given an indication of his voting intentions.

Councillor A. Sargeant declared that he had been contacted by residents in regards to Planning Application No. 035370, but that he had not given any indication of his voting intentions.

IN PUBLIC SESSION

PLA05 **Planning Applications**

(Note: Names of the members of the public who spoke are recorded in the Schedule)

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

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND RELATED MATTERS REFERRED TO IN MINUTE PLA05 OF THE PLANNING APPLICATIONS COMMITTEE ON 21st May, 2019

036133: Newdigate Arms, Newdigate Road, Bedworth, CV12 8EF.

Formation of external patio to front comprising of new hard surfaces and 1000mm high planter troughs with new gate and ramp and fencing. Cedral cladding to building including blocking up side entrance to create smoking area. Entrance fascias to be clad in astro turf

Applicant: Mr Gary Slinn, Greene King Pub Partners

Speakers: Mrs Beardmore
Mrs Morris

DECISION

Planning Permission be granted, subject to the conditions printed in the Agenda.

035370: Site 63A023: 14 - 16 The Square, Nuneaton

Erection of 14 assisted living apartments (including demolition of existing buildings)

Applicant: Mr John Craddock – Craddock Associates

DECISION

Planning permission be granted subject to a legal agreement and the conditions printed in the Agenda, and a note that the noise attenuation scheme to be provided under condition 4 shall be provided to all of the apartments.

036324: 37 New Road, Ash Green, Coventry.

Retention of outbuilding, amended to reduce height

Applicant: Mr James Siniscalco

Speakers: Councillor D. Brown

DECISION

Planning permission be granted to retain and reduce the height of the building, on the grounds that there would be no impact on the visual amenities of the area.

036193: Plastech Weatherseals, Blackhorse Road, Longford, Coventry

Erection of single storey extension to side and rear and creation of new car park and access (from Ironbridge Way)

Applicant: Mr Bob Whelan

The application was withdrawn by the applicant.

Planning Applications Committee Schedule of Declarations of Interests

	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 - Allotments
	J. Beaumont		Board member of Bulkington Community Library CIC in addition to an unpaid Manager of the library. Board member of Bulkington Village Centre. Member of the Police and Crime Panel.	
	S. Gran		Member of Warwickshire County Council.	
	A. Llewellyn-Nash	Employee of BMI Healthcare	Governor at Newdigate Primary and Nursery School, Bedworth. Vice-President of Exhall Multicultural Group.	
	I. Lloyd	Employee of Jaguar Land Rover	Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited.	Dispensation to speak and vote
	B. Longden		Daughter and son-in-law work in the NHS. Member of the Stockingford Community Centre. Ex-Officiate of the Veterans Contact Point Board.	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	B. Pandher	Manager of the Indian Community Centre Association, Coventry	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 of the Exhall Multi-cultural Group.	
	M. Rudkin	Employee of People in Action; Unite the Union	Unite the Union.	
	A. Sargeant		Member of Warwickshire County Council.	
	J. Sheppard		Management Committee Member Mental Health Drop in. Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre.	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
	R. Smith		Director of Volunteer Friends, Bulkington. Director of Sevenco Training CIC Ltd. A member of the Board of Directors of Bulkington Village Community and Conference Centre.	
	K.D Wilson	Employee of the courts service	Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited.	To speak and vote on any matters related to the Courts Service or related bodies unless the matter directly affects the contract of employment of the Councillor and matters involving Nuneaton and Bedworth Community Enterprises Limited (NABCEL)

**Planning Applications Committee
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Planning Applications Committee
11th June 2019

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Planning Applications

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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. 036109

Site Address: Site 36A002 - Plough Hill Golf Centre, Plough Hill Road, Nuneaton, Warwickshire, CV10 9NZ

Description of Development: Erection of 300 dwellings - approval of reserved matters relating to; appearance, landscaping, layout and scale following outline approval reference 034600 and amended by reference 035732 including diversion of public footpaths N2, N6 and N19

Applicant: Countryside Properties UK

Ward: GC

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

Erection of 300 dwellings approval of reserved matters relating to appearance, landscaping, layout and scale following outline approval ref 034600 and amended by ref 035732 including diversion of public footpaths N2, N6 and N19 at Site 36A002 - Plough Hill Golf Centre, Plough Hill Road, Nuneaton, Warwickshire, CV10 9NZ.

The application site is approximately 14.8 hectares in size and is currently a largely undeveloped, contained parcel of land within open countryside. Part of the site has historically been used as a golf centre. The site does include mature trees the majority of which are contained around the edges. The site also contains a small number of buildings arranged around a courtyard, containing businesses local to the area and a nursery.

Levels within the site vary with various furrows and ridges. Generally the land rises to the north and west and falls north to south and west to east. There are three public rights of way which cross the site – the N2, N6 and N19. These, with other public routes (including The Shuntings running adjacent to the application site), across the area and link the site the main urban area of Nuneaton.

Plough Hill Road forms the western boundary of the site, the length of which is defined by mature hedgerow with intermittent mature trees. The Shuntings, a designated footpath and cycleway route forms the eastern boundary. This route is densely wooded and provides a visual screen to the adjacent urban areas.

The site is located broadly to the western edge of Nuneaton, the town centre of which contains a significant range of shops and services serving more than the day-to-day needs of the local population.

The site is served by public transport with bus stops situated along the Plough Hill Road.

BACKGROUND:

This application is a reserved matters application dealing with appearance, landscaping, layout and scale. The site is accessed in two locations off Plough Hill Road and the position of these accesses and the format that they are to take was approved when the outline application (reference 034600) was approved by committee back in 2017.

RELEVANT PLANNING HISTORY:

- 035732 - Variation of Condition 4 of approval ref 034600 to remove the
- Indicative Site Layout plan and amend site location plan and condition 10 to include details of bus stop provision outside of the development site – Approved 4th March 2019.
- 034600 - Residential development of up to 300 dwellings open space relocation of existing nursery access and associated works with demolition of existing buildings (Outline to include access) – Approved 13th November 2017
- 033633 – Residential development of up to 300 house open space relocation of existing nursery access and associated works with demolition of existing buildings. Outline to include access – Refused 1st November 2016.

RELEVANT PLANNING POLICIES:

- Saved Policies of the Local Plan 2006:
 - H3 - Affordable Housing;
 - ENV14 - Supplementary Planning Guidance / Supplementary Planning Documents.
- Affordable Housing SPD 2007.
- Residential Design Guide 2004.
- Emerging Borough Plan 2011-2031.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

Cadent Gas, CPRE, Environment Agency, Natural England, NBBC Environmental Health, NBBC Housing, NBBC Parks, NBBC Planning Policy, NBBC Refuse, North Warwickshire Borough Council, The Nuneaton Society, The Ramblers Association, Severn Trent Water, Warwickshire Wildlife Trust, Warwickshire Police (Architectural Liaison Officer), Western Power Distribution, WCC Fire Safety, WCC Flood Risk Management, WCC Highways, WCC Rights of Way, WCC Archaeology.

CONSULTATION RESPONSES:

Objection from:
WCC Flood Risk Management

No objection subject to conditions from:
WCC Highways

No objection from:
Coal Authority, NBBC Environmental Health, NBBC Housing, Natural England, NBBC Parks, Stagecoach

Comment from:
WCC Rights of Way

No response from:
Severn Trent Water, NBBC Refuse, North Warwickshire Borough Council,
Warwickshire Wildlife Trust, The Ramblers Association, Cadent Gas, Western Power,
Fire and Rescue WCC Archaeology.

NEIGHBOURS NOTIFIED:

152 Ansley Common; 26, 71-81 (odd) 99 Bettina Close; 3-10 (inc) Blake Close; 10 Bronte Close; 7-12 (inc) Browning Close; 8 Campbell Close; 35 Chaucer Drive; 31-69 (odd), 40-50 (even), 83-115 (inc), 117-129 (odd) Chaytor Drive; 46a, 10, 15, 18, 50-58 (even) Chesterton Drive; Stanleys Brick House, The Chase Pub, 111, 131-145 (odd) 150-166 (even), 81-85 (odd), 89, 92, 138-146 (even), 94-102 (even) 98a, 105-109 (odd) 105a, 113-129 (odd), 134, 36, 148 Coleshill Road; 6, 25, Dickens Close, 17, 29 Fielding Way; 43-53 (odd) Freesland Rise; 106-126 (even) Frensham Drive; 19 Gloucester Close; 8 Hardy Close; 3 Kipling Close; 15 Langdale Drive; 2 Laurel Drive Hartshill; 3, 29, 79 Lilleburn Drive; 5-18 (inc) Marlowe Close; 45-51 (odd), 63-77 (odd) Merlin Avenue; Nuneaton Society; 42 Orford Rise; Flat above Plough Hill Golf Centre, Cheeky Monkeys Nursery, Garry Dolman Hairdressing, Plough Hill Farm Cottage, Ingleby Care, Flats 1-8 (inc) Stretton Lodge, Plough Hill Golf Centre, Plough Inn, The Shires 274a, 1,3,9,11,13,15, Hill Farm, Park Farm, Rear of 69, 38, 39, 43- 59 (odd), 50-66 (even), 61-67, 66a, 69-109 (odd), 98, 100, 106-112 (even) 117-121 (odd), 128-132 (even), 136-148 (even), 174-176, 203, 205, 245-251 (odd), 271-287 (odd) 301, Plough Hill Road; Miller Prestige Homes, Atherstone; 3-9 (inc) Ruskin Close; Chapel End Liberal Club, School Hill Hartshill; 21-25 (odd) Selby Way; 13 Skey Drive; IDP Group Coventry; 6-9 (inc), 15 Swinburne Close; Taylor Wimpey Solihull; 11 Thackeray Close; Thistledome, 1-14 (inc), 16, 18 Waggestaff Drive; 16 Whitebeam Way; 18 Whitestone Road; 1, 2, 9 Willow Close.

Neighbouring properties were sent letters notifying them of the proposed development on 4th March 2019. A site notice was erected on street furniture on 3rd April 2019 and the application was advertised in The Nuneaton News on 6th March 2019.

NEIGHBOUR RESPONSES:

There have been 4 objections from 4 addresses as well as 1 objection with no address provided. The comments are summarised below;

1. Should not have been approved originally
2. Detrimental Impact on Galley Common
3. Impact on infrastructure roads and doctors,
4. Impact from additional traffic and speeding vehicles
5. Loss of trees and hedgerows,
6. Car park for school is too small so parking on highway still happens,
7. Mud on highway
8. Impact on wildlife.

APPRAISAL:

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

1. Appearance
2. Landscaping

3. Layout
4. Scale
5. Other Matters

1. Appearance

This relates to the aspects of a building or place which determine the visual impression it makes, including the external built form of the development.

The development site is a large site which is big enough to create its own character. The development makes the most of the land available by being developed in circular road patterns and cul-de-sacs. Generally the land rises to the north and west and falls north to south and west to east. This means that some of the land needs to be cut and filled so that the dwellings have flat useable gardens. However, this is not significant and does not change the overall sloping character of the site which gives interest to the development. The dwellings are to be constructed in materials that are found in the local area – brick, tile and render and are flitting with the character of the area. In the main development is towards the centre of the site and adjacent to the existing development in the area with open space located more towards the edges of the site, linking to existing open spaces and footpath links in the area.

2. Landscaping

This relates to the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

The plans submitted with the application generally agree the position and detail of the hard landscaping such as the cycleways through the open space, pedestrian footpaths and the location of the soft landscaping. As the detail of the planting schedules could not be agreed until the layout was agreed, a condition is added to the application requiring the planting schedules to be submitted for future approval. Within this site is a connection via a bridge over the water course to the south of the site to connect with the Taylor Wimpey Development and the open space that is being provided on the other side of the watercourse.

The Council's Parks and Countryside Team have been consulted and confirm that they do not have any objection to the scheme as submitted.

There are elements of landscaping shown within the extent of the highway that is to be adopted. WCC Highways have commented on this stating that they do not object to the scheme as submitted but will review the position of any street trees through the adoption process to ensure that visibility is not compromised and that street lights are not affected.

3. Layout

This relates to the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

The site is an awkward shape to develop. Two points of vehicular access to the south of the site where it adjoins Plough Hill Road are agreed locations as per the outline application. There is also a further point of access to the front of 138-144 Plough Hill Road that is being retained for vehicular access to the properties, bowling green and car park. The site is not to be accessed from this point as there are to be demountable

bollards preventing vehicular access, but this is to provide for an emergency access to the north of the site. There is also a pedestrian access adjacent to 98 Plough Hill Road. The roads within the site are being considered as part of this application. WCC highways have been consulted on this and do not object to the development. They have some minor concerns in that if on street parking occurs, there could be issues in some parts of the layout for refuse vehicles or fire appliances to manoeuvre through the site. However they also acknowledge that parking levels are for this authority to determine and as such they do not object to the layout being considered. In relation to parking, all parking is on plot and provides for the expected level of parking for the dwelling it serves. As with all developments, even if on plot parking is provided, it is impossible to make occupants of properties use this, but as these roads are to be adopted, minor amendments to the highway can be carried out with WCC during the adoption process and this can alleviate their concerns.

The site is to be developed in a mix of residential properties with 1, 2, 3 and 4 bedrooms proposed. There are 225 open market houses split as 12 no. 2 bedroom properties, 133 no. 3 bedroom properties and 80 no. 4 bedroom properties. There are 75 affordable properties split as 8 no. 1 bedroom, 26 no. 2 bedroom and 41 no. 3 bedroom. This split equates to 25% affordable dwellings as set out in the legal agreement attached to the outline planning application on this site. The same house types are used for both the affordable and open market houses so there is no discernible difference between the properties externally.

The affordable dwellings are to be split into 3 locations across the site and this is sufficiently pepper potted. Housing have been consulted and they do not object to the location of the affordable dwellings, their size or type.

The development complies with the separation guidelines as set out in the Residential Design Guide 2004. Internally, there are some locations where distance guidelines are not strictly met, but because of the location of the properties and the openness of at least one boundary, the guidelines can be reduced. This is the case for plot 36-40, plot 5-6 plot 242 – 243 and plot 232 to the apartments to the rear. The properties are all 2 storey with some 2.5 storey with rooms in the roof space. The 2.5 storey properties all have non habitable room velux windows to the rear so there is no loss of privacy to the nearby residential properties and the habitable velux windows to the front and the Residential Design Guide makes it clear that the guidelines can be reduced over public spaces. It is considered therefore that there is no reason to refuse the application based on the separation standards internally.

There are properties already in situ adjacent to the site. The separation guidelines are all met in relation to the existing properties adjacent to the site.

In the main the landscaping is to be provided around the outside of the site making the best use of the access to The Shuntings and the watercourse corridor towards the south of the site. Indeed the Taylor Wimpey development also has its open space on the other side of the site and a footpath link between the 2 sites is proposed to allow for both developments to gain access to the open space and through each of the sites.

Also within the development description is the diversion of public footpaths which cross the site, to accommodate the layout. The planning application cannot in itself divert the footpaths but this simply makes clear the intention that footpaths are to be diverted. WCC Rights of Way have been consulted and do not object to the principle of diverting the rights of way that run through the site, but they do confirm that this procedure of

diverting the rights of way legally must be followed. The applicant has already begin this legal process.

4. Scale

This relates to the height, width and length of each building proposed in relation to its surroundings.

The properties are all 2 storey with some 2.5 storey with rooms in the roof space. The 2.5 storey properties all have non habitable room velux windows to the rear and the habitable velux windows to the front. The dwellings are not out of scale with the surrounding are particularly taking into account the new development to the south of this site currently being constructed by Taylor Wimpey.

5. Other Matters

As part of the application, the applicant has submitted additional information, including plans relating to flood risk on the site. As a result of this the County Council Flood Risk Team have been consulted and they have objected to the flood and drainage information that has been submitted. However there are conditions that are attached to the outline application that deal with flooding and drainage so their comments can adequately be dealt with during the discharge of conditions. It is only the reserved matters of appearance, landscaping, layout and scale that is being considered at this stage which is outside the remit of the Reserved Matters Application.

6. Conclusion

The NPPF promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 states that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

The principle of development on the site has been established by the granting of the outline approval on the site. The layout is designed to make the best use of the site, there are a mix of residential properties on the site and the affordable housing is split in 3 locations across the site, which is supported by housing. WCC highways do not object to the proposal and NBBC Parks are supportive of the layout of the open space within the site and the connections to the wider cycle and footpath networks along with the connections to the neighbouring residential development on the other side of the watercourse.

It is considered that there are no strong reasons to refuse the planning application. The principle of development on this site has already been established by the granting of the outline permission and the proposed details within the reserved matters application are acceptable.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

The details and plans contained in the following Schedule 1 be approved in accordance with Condition 1 a), b), c), and e) of outline planning permission reference 034600 granted on 13th November 2017 and amended by 035732 granted on the 4th March 2019, and subject to the additional conditions listed in schedule 2.

Schedule 1

The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

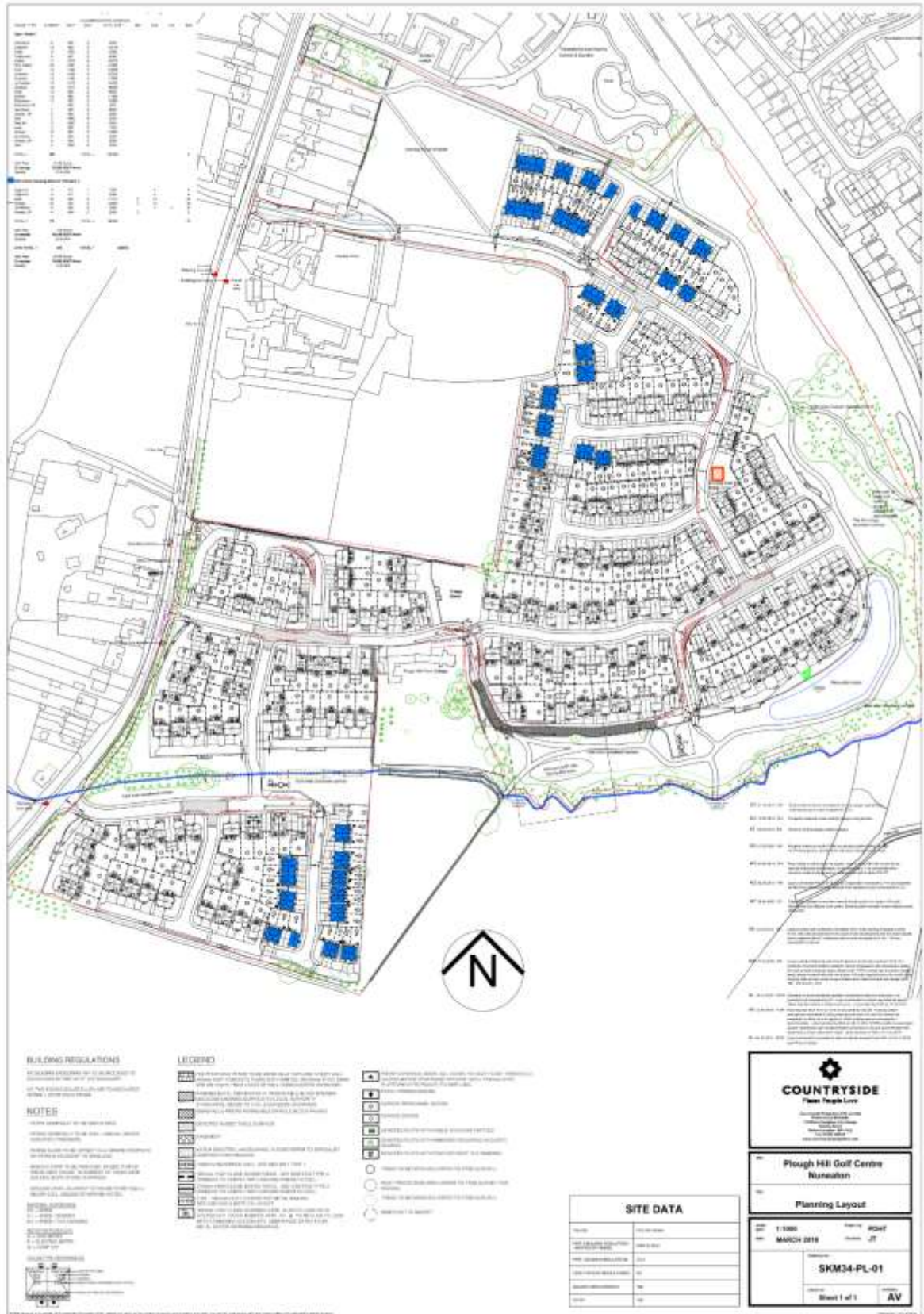
Plan Description	Reference Number	Date Received
The Ashbourne	ASHB-01	31.01.19
Sales Garage Detached	NSD 9803	27.12.18
The Selby	SELB-01	31.01.19
The Dee SA	DEE-SA-01	31.01.19
The Ellesmere	ELLE-01 (Sigma)	31.01.19
The Weaver	WEAV-01 (Sigma)	31.01.19
Single Garage Detached	NSD 9800	27.12.18
The Ashop	ASHO-01	27.12.18
The Avon	AVO-01	27.12.18
The Coniston	CONI-01	27.12.18
The Dee	DEE-01 (Sigma)	27.12.18
The Dunham	DUNH-01	27.12.18
The Ellesmere	ELLE-01	27.12.18
The Ellesmere – UP	ELUP-01 (Sigma)	27.12.18
The Grantham	GRAN-01 (Sigma)	27.12.18
The Irwell	IRWE-01 (Sigma)	27.12.18
The Longford	LONG-01	27.12.18
The Lymington	LYMI-01	27.12.18
The New Calder	NCAL-01	27.12.18
The Oakham	OAK-01	27.12.18
The Rippon Apartments	SIG-RIPP-01	27.12.18
The Weaver-UP	WEUP-01 (Sigma)	27.12.18
Twin Garage Detached	NSD 9802	27.12.18
Planning Layout	SKM34-PL-01 rev AV	22.5.19
Fire Appliance Tracking and Visibility Layout	890222-RSK-C-ALL-02-04-01 rev P02	21.5.19
Fire Appliance Tracking and Visibility Layout	890222-RSK-C-ALL-02-04-02 rev P02	21.5.19
MPV Tracking and and Visibility Layout	890222-RSK-C-ALL-02-02-01 rev P02	21.5.19
MPV Tracking and and Visibility Layout	890222-RSK-C-ALL-02-02-02 rev P02	21.5.19
Refuse Tracking and and Visibility Layout	890222-RSK-C-ALL-02-03-01 rev P02	21.5.19
Refuse Tracking and and Visibility Layout	890222-RSK-C-ALL-02-03-02 rev P02	21.5.19
Vehicle Tracking and Visibility Layout	890222-RSK-C-ALL-02-01-01 rev P04	21.5.19
Vehicle Tracking and Visibility Layout	890222-RSK-C-ALL-02-01-02 rev P04	21.5.19

Schedule 2

a. No dwelling shall be occupied until full details of a landscaping planting scheme for the public open space areas as shown on the approved layout plan ref SKM34-PL-01 rev AV have been submitted to and approved in writing by the council. The said scheme shall be carried out in accordance with the phasing plan to be agreed in connection with condition 5 of approval ref 036400 and 035732 and shall subsequently maintained in the following manner:-

Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

b. No dwelling shall be occupied until full details of the proposed pumping station have been submitted to, approved in writing by the Council and fully implemented on site.



Planning Layout



The Ashbourne

(991sqft) ASHB-01

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Partnerships North



The Selby

(1050sqft) SELB-01

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Partnerships North

The Dee SA	
Gross Area:	1062 sqft
Ground Floor:	331 sqft
First Floor:	531 sqft
Second Floor:	N/A
Circulation:	144 sqft
Net to Gross:	15.7 %

All Areas and dimensions are taken to STRUCTURAL FINISH.

The Dee SA

(1062sqft) DEE SA-01 (Sigma)

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COUNTRYSIDE
Places People Love

Partnerships North

The Ellesmere	
Gross Area:	855 sqft
Ground Floor:	470 sqft
First Floor:	385 sqft
Circulation:	121 sqft
Net to Gross:	14 %

All Areas and dimensions are taken to STRUCTURAL FINISH.

The Ellesmere

(855sqft) ELLE-01 (Sigma)

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COUNTRYSIDE
Places People Love

Partnerships North

Ground Floor Plan
Scale 1:200

First Floor Plan
Scale 1:200

The Weaver	
Old Ref:	S/3/050
Gross Area:	850 sqft
Ground Floor:	425 sqft
First Floor:	425 sqft
Circulation:	120 sqft
Net to Gross:	15 %

All Areas and dimensions are taken to STRUCTURAL FINISH.

Front Elevation 6.0 (Brick)
Scale 1:100

Front Elevation 6.1 (Brick/Render)
Scale 1:100

The Weaver

(850sqft) WEAV-01 (Sigma)

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COUNTRYSIDE
Places People Love

Partnerships North

Ground Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100

The Ashop	
Old Ref:	Lymington C
Gross Area:	1075 sqft
Ground Floor:	609 sqft
First Floor:	466 sqft
Circulation:	121 sqft
Net to Gross:	11%

All Areas and dimensions are taken to STRUCTURAL FINISH.

Front Elevation 6.0 (Brick)
Scale 1:100

Front Elevation 6.1 (Brick/Render)
Scale 1:100

Front Elevation 6.2 (Brick/Tiles)
Scale 1:100

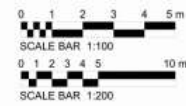
The Ashop

(1075sqft) ASHO-01

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COUNTRYSIDE
Places People Love

Partnerships North



The Avon	
Gross Area	1129 sqft
Ground Floor	529 sqft
First Floor	595 sqft
Second Floor	NA
Carport	100 sqft
Net to Gross	81.2%

All Area and dimension are taken to STRUCTURAL FINISH.



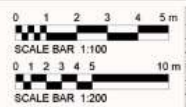
The Avon

(1129sqft) AVO-01

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Partnerships North



The Coniston	
Old Ref	-
Gross Area	1183 sqft
Ground Floor	596 sqft
First Floor	627 sqft
Second Floor	NA
Carport	122 sqft
Net to Gross	70.7%

All Area and dimension are taken to STRUCTURAL FINISH.

The Coniston

(1183sqft) CONI-01

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Partnerships North

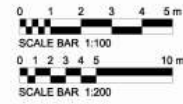




Ground Floor Plan
Scale 1:100



Front Elevation 6.0 (Brick)
Scale 1:100



The Ellesmere	
Old Ref:	
Gross Area:	855 sqft
Ground Floor:	470 sqft
First Floor:	385 sqft
Circulation:	125 sqft
Net to Gross:	14 %

All Areas and dimensions are taken to STRUCTURAL FINISH.



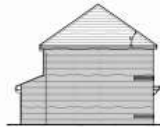
Rear Elevation
Scale 1:200



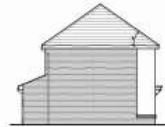
First Floor Plan
Scale 1:100



Front Elevation 6.1 (Brick/Render)
Scale 1:100



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200

The Ellesmere

(855sqft) ELLE-01

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Partnerships North



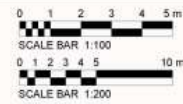
Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



Front Elevation 6.0 (Brick)
Scale 1:100



The Ellesmere-UP	
Gross Area:	947 sqft
Ground Floor:	470 sqft
First Floor:	477 sqft
Circulation:	125 sqft
Net to Gross:	13 %

All Areas and dimensions are taken to STRUCTURAL FINISH.



Rear Elevation
Scale 1:200



Front Elevation 6.1 (Brick/Render)
Scale 1:100

The Ellesmere-UP

(947sqft) ELUP-01 (Sigma)

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Partnerships North



Ground Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100



Front Elevation 6.0 (Brick)
Scale 1:100

Front Elevation 6.1 (Brick/Render)
Scale 1:100

The Grantham	
Gross Area:	850 sqft
Ground Floor:	425 sqft
First Floor:	425 sqft
Circulation:	90 sqft
Net to Gross:	11%

All Areas and dimensions are taken to STRUCTURAL FINISH.

The Grantham

(850sqft) GRAN-01 (Sigma)

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COUNTRYSIDE
Places People Love

Partnerships North



Ground Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100



Front Elevation 6.0 (Brick)
Scale 1:100

Front Elevation 6.1 (Brick/Render)
Scale 1:100

The Irwell	
Gross Area:	860 sqft
Ground Floor:	321 sqft
First Floor:	321 sqft
Second Floor:	N/A
Circulation:	99 sqft
Net to Gross:	15%

All Areas and dimensions are taken to STRUCTURAL FINISH.

The Irwell

(662sqft) IRWE-01 (Sigma)



COUNTRYSIDE
Places People Love

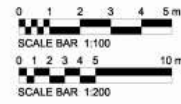
Partnerships North



Ground Floor Plan
Scale 1:100



Front Elevation 6.0 (Brick)
Scale 1:100



The Longford	
Old Ref:	The Ellsworth
Gross Area:	893 sqft
Ground Floor:	508 sqft
First Floor:	385 sqft
Circulation:	104 sqft
Net to Gross:	11 %

All Areas and dimensions are taken to STRUCTURAL FINISH.



Rear Elevation
Scale 1:200



First Floor Plan
Scale 1:100



Front Elevation 6.1 (Brick/Render)
Scale 1:100



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200

The Longford

(893sqft) LONG-01



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Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

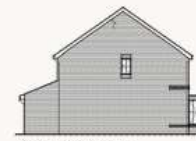


The Lymington	
Old Ref:	-
Gross Area:	1206sqft
Ground Floor:	582sqft
First Floor:	624sqft
Circulation:	181 sqft
Net to Gross:	13%

All Areas and dimensions are taken to STRUCTURAL FINISH.



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation 6.0 (Brick)
Scale 1:100



Front Elevation 6.2 (Brick/Tiles)
Scale 1:100

The Lymington

(1206sqft) LYMI-01



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The New Calder

(1063sqft) NCAL-01

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Partnerships North



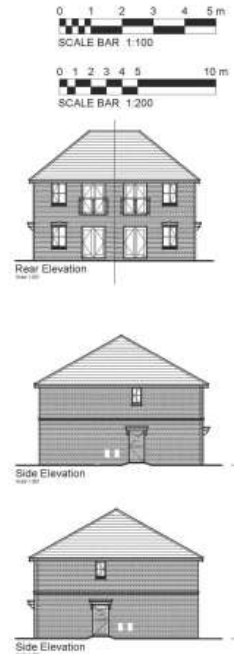
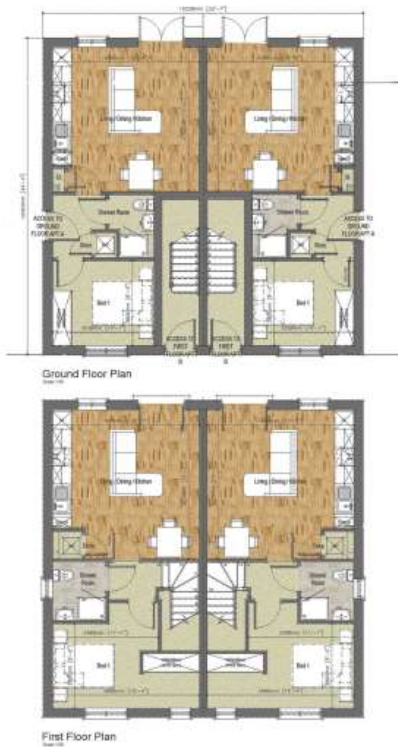
The Oakham

(1317sqft) OAK-01

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Partnerships North



The Rippon Apartments

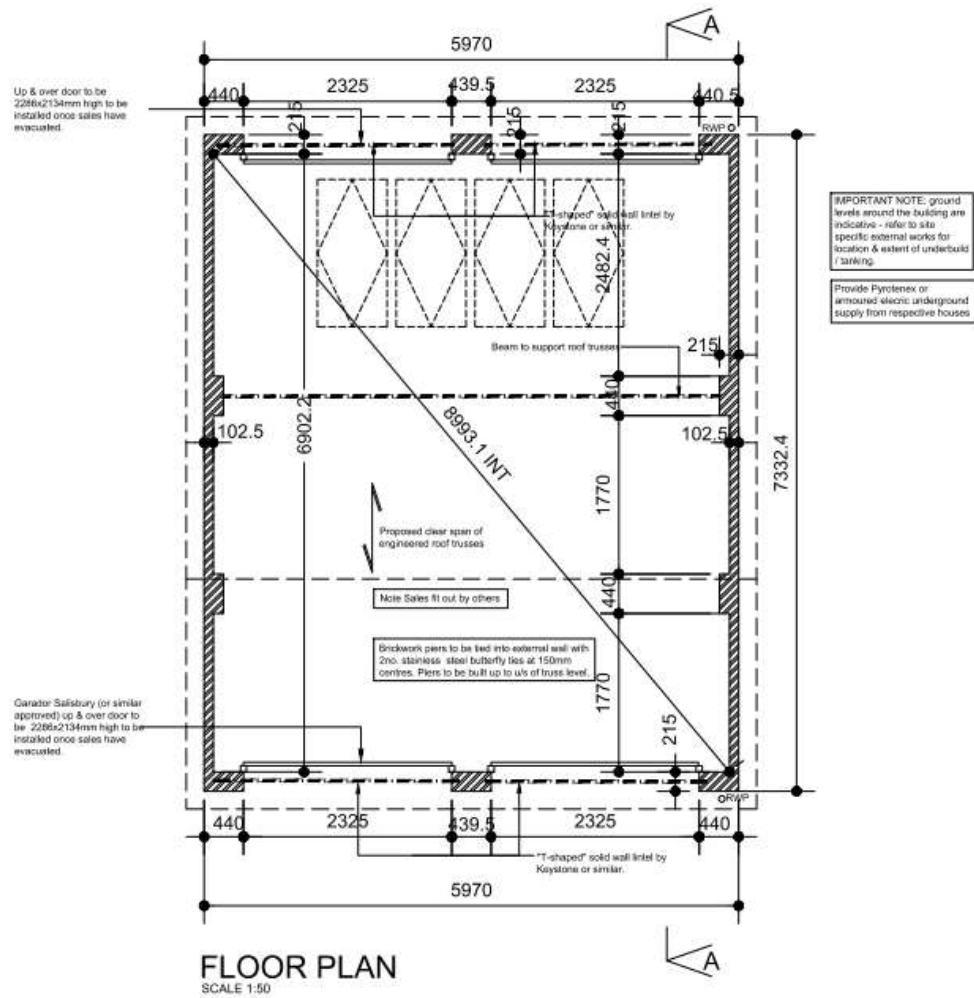
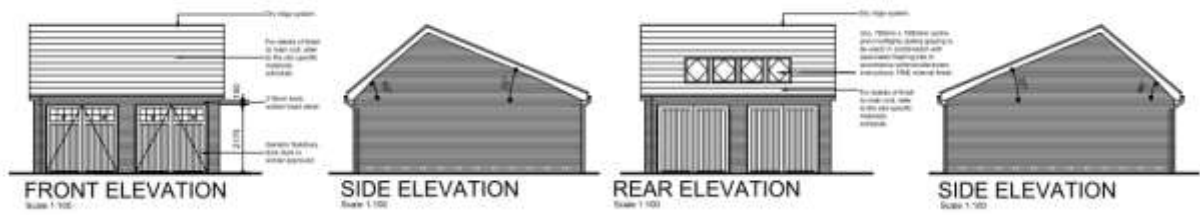
(A = 417sqft; B = 511sqft)



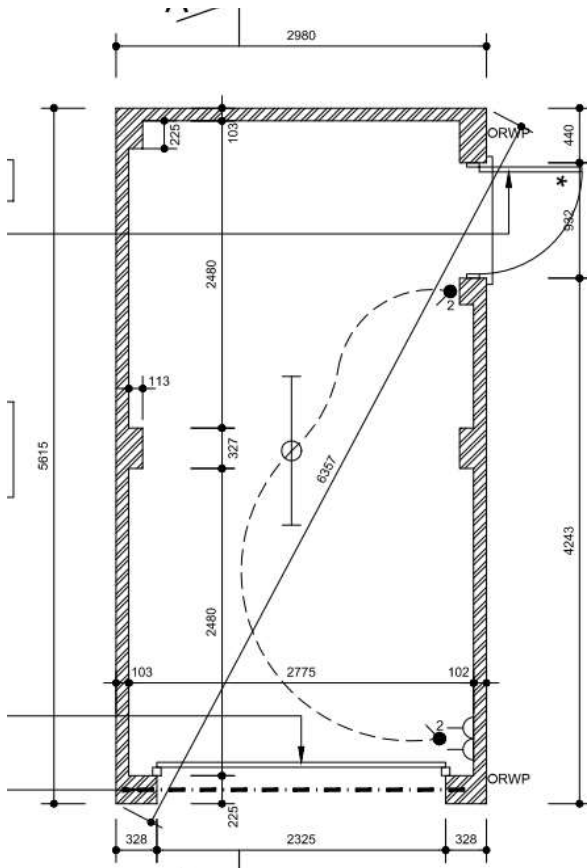
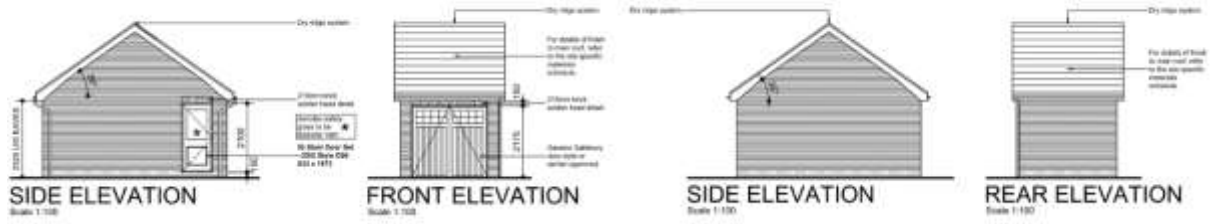
The Weaver-UP

(963sqft) WEUP-01 (Sigma)





Sales Garage



FLOOR PLAN

Single Garage

Item No. 2

REFERENCE No. 036218

Site Address: 24a Princes Avenue, Nuneaton, Warwickshire, CV11 5NU

Description of Development: Variation of condition 5 of permission 035135 to allow changes to opening hours

Applicant: Mr Mohammed Labutta

Ward: WB

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to the conditions printed.

INTRODUCTION:

This application is to vary condition 5 of the previous planning permission 035135 so as to allow an increase to the opening hours of the approved Pharmacy by allowing opening an hour earlier. The hours would run from 7am (currently 8am) to 10pm, Mondays to Saturdays. No changes are proposed for Sundays and Public Holidays. The application site is on Prince's Avenue and has recently been renovated and is attached to No.24 Prince's Avenue, which is a corner dwelling that fronts both Prince's Avenue and Bracebridge Street.

Indeed, Members may recall that this application was presented to them at Committee on the 30th April 2019. The applicant's representative stated that the reason for the change in opening hours was due to the requirement from the NHS that the pharmacy is required to open 100 hours per week. Members noted that the proposed hours did not amount to 100 hours and was in fact 2 hours short of the NHS requirement. Consequently, Members deferred the application to allow further amendments to the change of hours to be applied for in this application.

RELEVANT PLANNING HISTORY:

- 035135 - Retention of ground floor extension to side and rear and retention of two storey side extension to 24 Princes Avenue. Proposed two storey extension to rear of former car showroom, 24a Princes Avenue, and creation of two flats at first floor and use of ground floor as A1 retail pharmacy - Approved - 12/12/2018.
- 035531 - Partial new roof to 24 and 24a Princes Avenue, first floor extension to rear and minor amendments to placement of windows, rear door and previously approved rear extension - Approved - 15/5/2018.
- 034655 - Conversion of existing car showroom, 24a Princes Avenue, to 2 No dwellings (to include the reduction in size of the MOT showroom) and a two storey side extension to 24 Princes Avenue - Approval - 27/3/2017.

RELEVANT PLANNING POLICIES:

- Saved Policies of the Local Plan 2006:
 - ENV14 - Supplementary Planning Guidance / Supplementary Planning Documents.
- Residential Design Guide 2004.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

NBBC Environmental Health, Warwickshire Police, WCC Highways

CONSULTATION RESPONSES:

No objection from:

NBBC Environmental Health, Warwickshire Police, WCC Highways

NEIGHBOURS NOTIFIED:

19, 21, 26, 27, 28, 30 Princes Avenue; 147, flats 1 and 5; 147, and 147 Bracebridge Street;

Neighbouring properties were sent letters notifying them of the proposed development on 1st March 2019. Neighbours were then re-consulted on further changes to the opening hours on the 10th May 2019.

NEIGHBOUR RESPONSES:

In relation to the first Consultation, there have been 16 objections from 5 addresses as well as 3 letters from unknown addresses. The comments are summarised below;

1. Increased traffic, parking
2. Noise pollution
3. Committee imposed condition previously to protect residents
4. Residents had concerns previously that hours may be extended in the future
5. Impact on highway safety
6. Could be dangerous to school children

In relation to the second Consultation, there have been 9 objections from 4 addresses. The following additional points were raised:

1. There is no current stipulation prohibiting the opening of pharmacy if the 100 hour threshold is not met, as the applicant himself conceded, the 100 hour plan was put forward by the NHS historically and subsequently rescinded.
2. The applicant has lawned the area meant to be used for car parking for the pharmacy customers.

APPRAISAL:

The key issue to assess in the determination of this application is;

1. The Impact on Residential Amenity

1. Impact on Residential Amenity

The applicant has provided a Statement to support the proposed increase in hours. *PharmacyRepublic* currently operates on Edward Street and is looking to move into the premises at 24a Princes Avenue. The Pharmacy has been trading since 2010 and

has quickly established itself as an essential health resource for the local community. *PharmacyRepublic* state that since they have been in business at Edward Street, they have yet to receive any complaints in relation to their extended hours.

The applicant, furthermore, states that; “*When a pharmacy is first opened it has to apply to the National Health Service (NHS) to be included on the pharmaceutical 100 hour list. Under the NHS (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013, article 65, pharmacy contractors must provide pharmaceutical services for a 100 hours a week. Hence, in order to comply with our contractual obligations with the NHS, the pharmacy has to be able to remain open for a minimum of 100 hours per week.*”

Regardless of the contractual arrangements, the applicant would like Members to note that within the existing locality there are a number of other small businesses that are open for 100 hours per week or more. Opposite the application site, for example, is a newsagent/off licence that is open from 7am to 10pm seven days a week. Jays Supermarket, situated on Edward Street, is also open from 7am until 10pm seven days a week. It is therefore evident that local late night businesses are nothing new within the vicinity of 24a Princes Avenue.

As with the previous application, there has been considerable neighbour objection to the change of opening hours, with concerns around increased on-street parking, traffic and noise. Consequently, NBBC’s EHO, Warwickshire Police and WCC Highways have been re-consulted with regards to the proposed increase in opening hours. All three consultees responded with no concerns.

It is therefore considered that the change of hours will not result in any adverse traffic issues in relation to the Pharmacy or result in noise pollution or anti-social behaviour.

Indeed, the applicant has considered the views of the local residents and has compromised on late opening hours, only wishing to open until 10pm Mondays to Saturdays and until 8pm Sundays and public holidays, rather than operating until Midnight as currently is the case with *PharmacyRepublic* on Edward Street. It is the view of the applicant that *PharmacyRepublic* will not be particularly busy in the early mornings or late evenings and therefore there will be minimal disruption to the neighbours. By allowing the requested extended opening hours, it will allow the business to comply with its contractual obligation to open for 100 hours per week.

Additionally, the applicant considers that allowing the extended hours at 24a Princes Avenue will allow the business to offer an enhanced and comprehensive service to the benefit of local residents and provide opportunities to employ extra staff from the local neighbourhood, thus contributing to the economic growth of the local area.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Existing & Proposed Plans	400	19/9/2017
Existing & Proposed Elevations	401	19/9/2017

3. No external materials shall be used in the extension other than of the same type, texture and colour as those used in the existing building, unless otherwise agreed in writing by the Council.

4. No development shall commence until details of the noise insulation to be provided to the flats and between the flats and the A1 use (pharmacy) have been submitted to and approved in writing by the Council. No flat shall be occupied until the work has been carried out in accordance with the approved details.

5. The A1 use (pharmacy) shall not operate other than between the hours of 7:00am and 10:00pm Monday to Saturday and between 10:00am and 8:00pm Sundays and Bank/Public Holidays.

6. The development shall not be occupied until all parts of the existing dropped kerb footway crossing to the site for vehicles from Princes Avenue has been closed and the kerb and footway has been reinstated in accordance with the standard specification of the Highway Authority.

7. The development shall not be occupied until the existing dropped kerb footway crossing to the site for vehicles from Bracebridge Street has been reduced in width to the satisfaction of the planning authority in consultation with the Highway Authority.

8. No development shall commence until full details of the surfacing, drainage and levels of the car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Council. No unit shall be occupied until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles. The areas shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or permit surface water to run off the site onto the public highway.

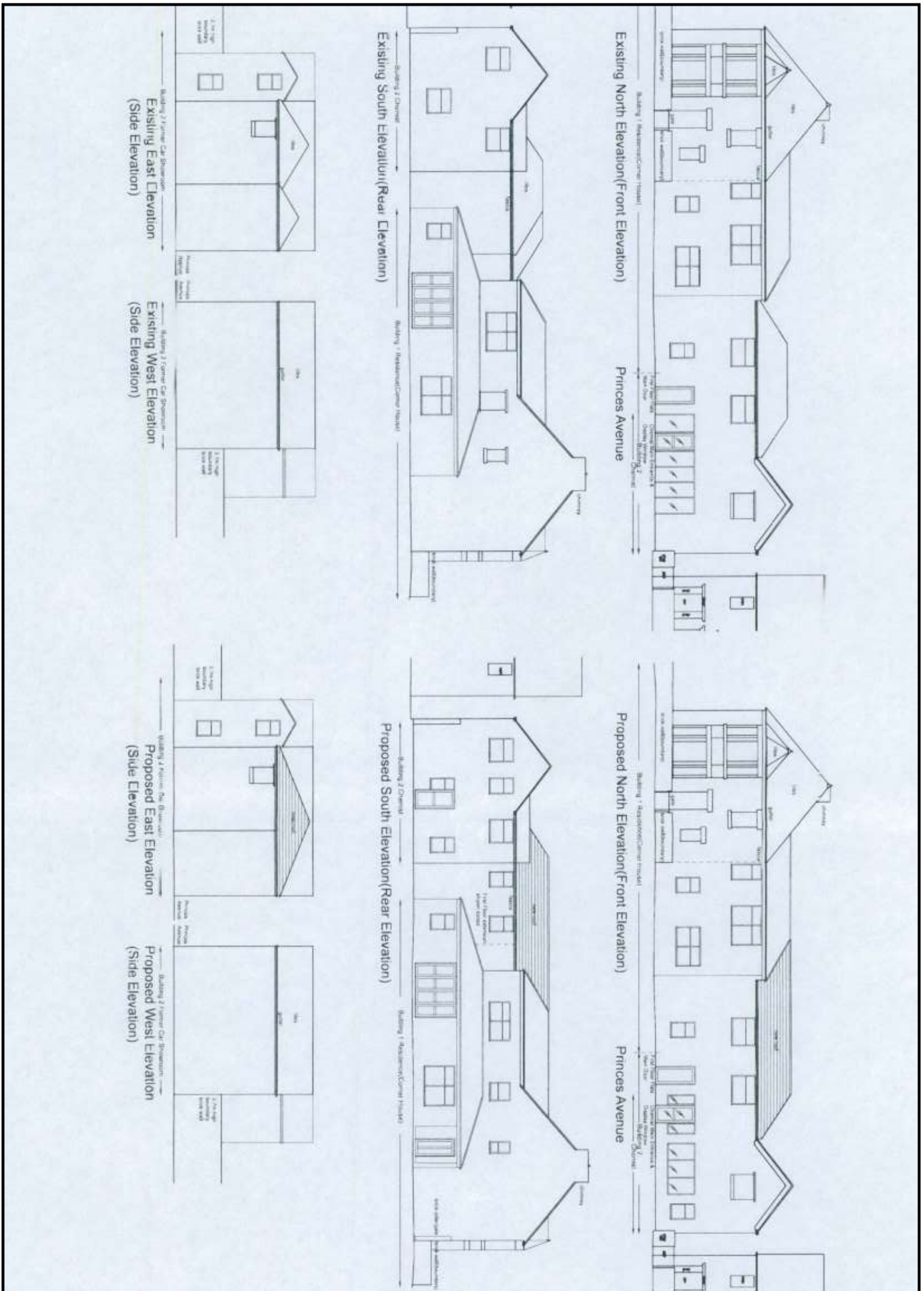
9. The development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.

10. No development shall take place other than in accordance with the approved details set out in permission 035987.

11. No development shall commence until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local planning authority.



Site Plan



Elevations

Use Class	Use	Permitted Change
A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes	Permitted change to or from a mixed use as A1 or A2 & up to 2 flats Temporary permitted change (2 years) for up to 150 sq.m to A2, A3, B1 (interchangeable with notification) Permitted change of A1 or mixed A1 and dwellinghouse to C3 (subject to prior approval) Permitted change to A2 Permitted change to A3 (subject to prior approval) Permitted change to D2 (subject to prior approval)
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services)	Permitted change to A1 where there is a display window at ground floor level. Permitted change to or from a mixed use for any purpose within A2 and up to 2 flats and for A1 and up to 2 flats, where there is a display window at ground floor level Temporary permitted change (2 years) for up to 150 sq.m to A1, A3, B1 (interchangeable with notification) Permitted change from A2 or mixed A2 and dwellinghouse to C3 (subject to prior approval) Permitted change to A3 (subject to prior approval) Permitted change to D2 (subject to prior approval)
A3 Food and Drink	Restaurants and cafes	Permitted change to Class A1 and Class A2 Temporary permitted change (2 years) to A1, A2, B1 (interchangeable with notification)
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments	Permitted change to (or from) a use falling 'within Class A4 with a use falling within A3' (drinking establishments with expanded food provision)
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises	Permitted change to A1, A2 or A3 Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
B1 Business	a) Office other than a use within Class A2 b) Research and development of products or processes	Permitted B1 change to B8 B1(a) office permitted change to C3 (to be completed within a period of 3 years from approval date) Temporary permitted change (2 years) to A1, A2, A3 (interchangeable with notification)

	c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) Permitted change from B1 (C) light industrial to C3 (temporary permitted development right: prior approval application must be determined / expired without determination by September 2020)
B2 General Industry	Industrial process other than that falling within Class B1	Permitted change to B1 and B8
B8 Storage or Distribution	Use for storage or as a distribution centre	Permitted change to B1. Permitted change to C3 (temporary permitted development right: prior approval application must be determined / expired without determination by 10 th June 2019)
C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2 Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2a Secure Residential Institutions	Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)

C3 Dwellinghouses	Use as a dwellinghouse (whether or not a main residence) by a) A single person or by people to be regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)	Permitted change to C4
C4 Houses in multiple occupation	Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation' (HMO) NB Large HMOs (more than 6 people) are unclassified therefore sui generis	Permitted change to C3
D1 Non-residential Institutions	Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
D2 Assembly and Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms	Permitted change to state-funded school or registered nursery (and back to previous lawful/use) (subject to prior approval) Temporary permitted change (2 years) to A1,A2,A3,B1 (interchangeable with notification)

Sui Generis (uses which do not fall within the specified use classes above)	Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting office, pay day loan shop	Casino to A3 (subject to prior approval) Casino to D2 Amusement centre or casino to C3 (subject to prior approval) Betting office or pay day loan shop to A1, A2, A3 D2 or mixed use A1 and up to two flats (if a display window at ground floor level), A2 or mixed A2 and up to two flats, A3, D2 (subject to prior approval), Betting Office or payday loan shop to mixed use A1 and up to two flats (if a display window at ground floor level), or mixed use betting office or pay day loan shop and up to two flats. Betting office, pay day loan shop or launderette to C3 (subject to prior approval) Mixed use betting office or pay day loan shop and up to two flats Mixed use betting office or pay day loan shop or launderette and dwellinghouse to C3 (subject to prior approval) Mixed use betting office and up to two flats to A1 (if a display window at ground floor level), A2 or betting office Temporary permitted change (2 years) from betting office or pay day loan shop to A1, A2, A3 or B1
Other changes of use	Agricultural buildings	Flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process): new use is sui generis Permitted change to C3 (subject to prior approval) Permitted change to state-funded school or registered nursery (subject to prior approval)

NB: Any building in any Use Class except Class A4 or Class A3 and A4 use (drinking Establishments with expanded food provisions) can be used as a state funded school for up to two academic years (with limitations and conditions).

Certain vacant commercial land (with all buildings demolished) may be developed to provide temporary school buildings and the land used as a state-funded school for up to 3 academic years, subject to prior approval and with limitations and conditions, including that the building must be removed at the end of the academic year.

NB: Where planning application made after 5 December, 1988, permitted development rights allow the use to be changed to another use granted permission at the same time for a period of ten years from the date of planning permission, unless consisting of a change of use to a betting office or pay day loan shop: GPDO (2015) Schedule 2 Part 3 Class V