

Agenda Item A12	Committee Date 12 December 2016	Application Number 16/01268/FUL
Application Site 14 Damside Street And 20 Wood Street Lancaster Lancashire LA1 1PB		Proposal Redevelopment of properties and land adjacent, comprising of change of use of first and second floors of 20 Wood Street to one 3 bedroom student cluster flat, erection of first and second floors to 14 Damside Street to create two 3 bedroom and two 5 bedroom student cluster flats and erection of a new 3 storey building of one 4 bedroom and one 6 bedroom student cluster flats and 9 bay car park at rear
Name of Applicant AHB Property Holdings	Name of Agent Mr Michael Harrison	
Decision Target Date 5 January 2017	Reason For Delay None	
Case Officer	Mrs Eleanor Fawcett	
Departure	No	
Summary of Recommendation	Approval subject to the receipt of amended plans	

1.0 The Site and its Surroundings

- 1.1 The site is located in Lancaster Centre, adjacent to the bus station, and faces onto both Damside Street and Wood Street. There are a number of existing buildings on the site, which form a terrace at the corner of the two roads. These consist of a 3-storey building, adjoining a property of the same height which is located on the corner of Damside Street and Dye House Lane, a long single-storey element which turns the corner, and a two-storey building with the gable facing Wood Street. The site also comprises a large area of hardstanding to the north and east of the site which is used as a private car park and extends up to Butterfield Street, to the north, and Dye House Lane, to the east.
- 1.2 To the north of the site is a large, currently vacant, retail unit, beyond Butterfield Street, and to the east are three storey properties which front onto Chapel Street and back onto Dye House Lane. The nearest building to the site contains offices occupied by Age UK. There are serviced holiday apartments in the upper floors but it is not clear if these extend around the rear of the building or just front onto Cable Street. Adjoining the existing building fronting Damside Street, to the east, are two three storey properties with commercial units at ground floor, and at least one of these has flats above. The bus station is located to the west, separated by Wood Street.
- 1.3 The site is located within the identified City Centre boundary and the frontage with both Damside Street and Wood Street is shown as Other Key Frontage on the Local Plan Proposals Map. All of the site is located within Flood Zone 3 and Lancaster Conservation Area. The adjacent properties to the east, between Dye House Lane and Chapel Street, are Grade II Listed. The Grade II* Listed St John's Church is located approximately 40 metres to the east, on the other side of these properties.

2.0 The Proposal

- 2.1 Planning permission is sought for the redevelopment of the site comprising:

- Alterations to the front and rear elevations of the three storey building fronting Damside Street and the change of use of the upper floors to a three bedroom student flat;
- Installation of new shop fronts to ground floor;
- First and second floor additions to the existing single storey element, and second floor addition to the two storey element, with the upper floors used for student accommodation comprising two five-bedroom and two three bedroom cluster flats;
- Addition of a three storey building to the north elevation to contain one four bedroom and one six bedroom cluster flat over three floors; and
- Alterations to the car park to provide nine spaces to the east of the site.

3.0 Site History

3.1 Planning permission was refused earlier in the year for a similar proposal (16/00171/FUL) on the site. The main difference was that the new build element involved the creation of a four storey building containing eight two bedroom flats. The application was refused for the following reasons:

1. *As a result of the location of the site within flood zone 3, and the location of residential accommodation on the ground floor, in particular sleeping accommodation, it is considered that the proposal would result in unacceptable risks of flooding to future occupiers of the development, which have not been adequately mitigated. As a result, the proposal is contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Section 10 and Policy DM38 of the Development Management Development Plan Document.*
2. *The current proposal, in particular relation to the four storey element, fails to respect the design, form, massing and scale of the adjacent buildings and, as a result of this is not considered to represent high quality urban design as advocated by the NPPF and will have a detrimental impact on the streetscene and the special character and appearance of this part of the conservation area. It is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles, Section 7 and Section 12 and Policies DM31 and DM35 of the Development Management Development Plan Document.*

4.0 Consultation Responses

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Environmental Health	No comments received within the statutory consultation period.
Conservation	No objection subject to conditions requiring details and/or samples of stonework, render, doors, windows, roofing material, rainwater goods, eaves verges and ridges, materials for cycle store, and method of render removal
Parking Services	The applicant should be advised that the occupiers of the properties will not be eligible for residents parking permits for the Lancaster City Council Residents Parking Scheme.
County Highways	No objection subject to conditions requiring a construction traffic management method statement, a pedestrian/vehicular shared surface, covered and secure cycle storage facilities and a scheme for the construction of off-site highway works (including kerb-line realignment of Dye House Lane, amendment to existing traffic regulation/prohibition of driving order to Butterfield Street/Dye-House Lane; prohibition of vehicular access from Butterfield Street to Chapel Street through placement of bollards)
Lead Local Flood Authority	No comments received within the statutory consultation period.
Environment Agency	No objection subject to a condition requiring finished floor levels no lower than 300mm above current ground level and no sleeping accommodation on the ground floor. Recommend that consideration be given to use of flood proofing measures and the emergency planning and rescue implications of new development.
Historic England	No comments received.

Lancashire Archaeological Advisory Service	No objection subject to a condition requiring a programme of archaeological recording and analysis.
Lancaster Civic Society	Comments. Welcome the reuse of the site and the replacement of the incoherent collection of undistinguishable building. The overall impression is that the design is unexceptional and “pastiche”. Nevertheless it is appropriate in a conservation area, as is the choice of materials.
Lancashire Constabulary	Comments. Recommend security measures including: physical security standards for all windows and doors; increased natural surveillance as much as possible; street lighting to parking area; restriction of access to external rear areas by a 1.8 metres lockable gate; lighting to external yards and staircases; consideration of location of mail boxes and CCTV to main entrances.
United Utilities	No comments received within the statutory consultation period.
Lancaster University	No comments received within the statutory consultation period.
LUSA Housing	No comments received within the statutory consultation period.
University of Cumbria	No comments received within the statutory consultation period.

5.0 Neighbour Representations

5.1 No comments received within the statutory consultation period.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
Paragraph 32 – Access and Transport
Paragraphs 49 and 50 – Delivering Housing
Paragraphs 56, 58 and 60 – Requiring Good Design
Paragraphs 100 – 103 – Flooding
Paragraph 124 – Air Quality Management Areas
Paragraphs 131 – 134 and 137 – Designated Heritage Assets
Paragraph 135 – Non-designated Heritage Assets

6.2 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design
SC6 – Crime and Community Safety

6.4 Development Management Development Plan Document (adopted December 2014)

DM1 – Town Centre Development
DM2 – Retail Frontages
DM20 – Enhancing Accessibility and Transport Linkages
DM22 – Vehicle Parking Provision
DM31 – Development Affecting Conservation Areas
DM32 – The Setting of Designated Heritage Assets
DM34 – Archaeological Features and Scheduled Monuments
DM35 – Key Design Principles
DM38 – Development and Flood Risk
DM39 – Surface Water Run-Off and Sustainable Drainage
DM46 – Accommodation for Students

Appendix D: Purpose Built and Converted Shared Accommodation
Appendix F: Studio Accommodation

6.5 Other Material Considerations

Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended states that the local planning authority shall have regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- Principle of development
- Scale, design and impact on heritage assets
- Flooding
- Highway Safety
- Impact on amenity of neighbouring properties
- Standard of Accommodation

7.2 Principle of development

7.2.1 The use of the application site for student accommodation is acceptable in principle. It is situated in a central sustainable location, close to local services and facilities. It is also close to good bus routes to Lancaster University. The need for student accommodation in the city centre is identified within the DM DPD and Policy DM46 sets out criteria by which proposals will be assessed.

7.2.2 The site is located within the identified city centre area but is not identified as primary retail frontage. The ground floor of the existing building has been shown as retail space, with residential accommodation above. This is considered to be acceptable in this location. The new building proposed as part of the scheme has residential accommodation on all three floors. Policy DM1 sets out that proposals for residential development within town centre locations will be considered favourably provided that is above ground floor level and does not restrict the maintenance of an active street frontage. This part of the site currently comprises a car park so does not have an existing active street frontage. There are also benefits of developing the site, in terms of improvements to the Conservation Area, and the site is located towards the northern end of the identified city centre. Therefore the loss of the opportunity for an active street frontage in this location will need to be balanced against the benefits of the scheme.

7.3 Scale, design and impact on heritage assets

7.3.1 The site is located within the Lancaster Conservation Area and is in close proximity to a group of Grade II Listed Buildings, and is located slightly further from St John's Church which is Grade II* listed. The buildings to the east of the site, fronting Damside Street are all considered to contribute positively to the Conservation Area. The buildings and site, to which the application relates, do not do this and are relatively low quality in terms of their design, out of keeping with historic buildings close to the site and, in particular those in the block around Dye House Lane. The redevelopment of this site therefore provides an opportunity to significantly enhance this part of the Conservation Area.

7.3.2 The current buildings on the site are fairly low in scale comprising mainly single storey and partly two storey. A development of a similar scale to the existing three storey block is considered to be acceptable, and the design has taken an approach of extending the existing terrace. The shopfront will be broken up by ashlar stone at ground floor and the upper floors, fronting the highway, will be finished in coursed stone with a slate roof above. A gable element has been introduced in this section of the building but does not project from the front wall and, as such, appears awkward in relation to the overall design. It has been advised that this is removed and quoins introduced to break up the building, if considered necessary, as visible on buildings on Chapel Street to the east. It has also been recommended to the agent that the shopfront better relates to the window arrangement at the upper floors. It has been noticed that the elevation plan, in relation to the upper floor windows, does not correspond with the floor plans. Amendments have been requested. Overall, it is considered that this section of the scheme will produce a building that will enhance this part of the Conservation Area, subject to the relatively minor alterations set out above.

7.3.3 The current scheme proposed a three storey building over part of the existing car park, and will be

slightly lower than the adjoining building as proposed. It will also be set back slightly from the highway. Whilst the scale of the building is much more in keeping with the surrounding development than the previously refused scheme, there are some concerns regarding the appearance as it appears quite bland and there is a high solid to void ratio. It also has quite an uncomfortable relationship with the adjoining part of the scheme as it is similar in some ways but not really a part of it. It has been suggested that it may be more appropriate if a slightly contemporary approach was taken to this. This could involve the introduction of some grey cladding to the front elevation to help provide some contrast to the extension to the traditional three storey terrace. Amendments are awaited and will be reported to the Planning Committee.

7.3.5 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Conservation Area or the setting of a Listed building, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area or the setting of the building. This is reiterated in policies DM31 and DM32, with the former setting out that new buildings within Conservation Areas will only be permitted where it has been demonstrated that:

- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used; and,
- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.

7.3.6 Subject to the design concerns raised above being overcome through the receipt of appropriate amendments it is considered that the development would conserve, and potentially enhance, this part of the Conservation Area. It would therefore comply with the requirements of the Act, the NPPF and Policy DM31 of the DM DPD.

7.3.7 The County Archaeologist has submitted detailed comments in relation to the proposal. It has been advised that the development site is located on or adjacent to Lancaster's medieval corn mill site. The mill was powered by water taken from the Lune at Skerton weir and run in a millrace around the Green Ayre and back into the river at Fleet Square. This millrace was gradually culverted and integrated into Lancaster's drainage system, with the section in this area now followed by the line of Damside Street. Archaeological work was also undertaken on the site of the recently erected 11 Damside Street, the work revealing limited Roman material but also evidence of pre-Conquest occupation – a rare survival in the City. The area inside the millrace was not generally developed in the 17th century, the land being open and used for recreation and grazing, but by the 18th century development had started encroaching upon it, leading to a dense network of streets and houses in the area of the development. The mill building itself is not obvious on that rather general map, although it does seem to survive on Mackreth's map of 1778 in the centre of an open area and it is possible that some remains may be incorporated into the present 14 Damside Street. The present open portion of the development site bounded by Wood Street, Butterfield Street and Dye House Lane had been built up by 1810.

7.3.8 It has been advised that the redevelopment of the more modern building that wraps the corner to Wood Street and the infill of the present open area has some limited potential to expose remains associated with the mill building, but these will have been damaged by the development which had appeared by 1810 and modern works. Remains of the pre-1810 buildings are, however, of some local importance and this part of the work should be accompanied by a formal archaeological watching brief during all ground disturbance. This can be adequately controlled by condition.

7.4 Flooding

7.4.1 The site is located wholly within flood zone 3, which is defined as having a high probability of flooding in the National Planning Practice Guidance (NPPG), and it is understood that it would have been subject to flooding during the winter storms. Both the Environment Agency and the Lead Local Flood Authority have been consulted on the application. Most of the proposal reuses existing buildings and proposes residential accommodation on the upper floors. However, the new three storey building proposes residential accommodation on all floors. The submission has aimed to

overcome the issues with the previous proposal. This building will be divided vertically into two units of shared accommodation, rather than providing two self-contained flats on each floor. The ground floor of each unit will accommodate the living/dining/kitchen room, with sleeping accommodation on the upper floors.

- 7.4.2 The NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, making it safe without increasing flood risk elsewhere. As such, a Sequential Test has been submitted. The aim of this is to steer new development to areas with lowest probability of flooding and development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. If, following the application of the Sequential Test, it is not possible for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied. For this to be passed it must be demonstrated that the development provides wider sustainability benefits to the community which outweigh the risks posed by flooding and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce flood risk overall.
- 7.4.3 The submitted Sequential Test sets out a series of alternative sites outside highlighted flood risk areas where the development could reasonably take place. This has focussed on the city centre, which is considered to be an appropriate approach given that the accommodation is specifically to house students. The City Council has over a number of years had a consistent approach to the delivery of student accommodation, in that any proposals for new accommodation should be located within the existing campus area or located within appropriate locations within Lancaster city centre. This approach has been taken to alleviate pressure on residential properties in the suburban areas of the town and to ensure that student accommodation is located in places which have good access to a range of key services and public transport. All sites identified have been discounted for a range of reasons, including land availability, site size and site deliverability. The NPPG suggests that when applying the Sequential Test, a pragmatic approach on the availability of sites should be taken. On this basis it is considered that the site selection presents a reasonable consideration of alternative sites in Lancaster City Centre and the reasons identified for discounting these sites are pragmatic, taking account the needs of the proposed development, in terms of the scale of development. It is therefore considered that the Sequential Test has been passed.
- 7.4.4 In terms of the first part of the Exception Test, in relation to wider sustainability benefits, locating student accommodation in Lancaster city centre has been supported by the Council through a variety of historic planning applications and is acknowledged to have a wider range of sustainability benefits. The application will also result in a regeneration of the site and improvement to its overall appearance and that of the Conservation Area, subject to an appropriate design. This part of the Exception Test is also considered to be passed.
- 7.4.5 It is the role of the Environment Agency (EA) to provide comments in relation to the second part of the Exception Test which relates to the safety of the development for its lifetime, taking into account the vulnerability of users. They have raised no objection, providing that the development complies with the mitigation measure in the flood risk assessment that requires the ground floor to be 300mm higher than the current ground level, and no sleeping accommodation is located on the ground floor. They have also advised that the local planning authority formally considers the emergency planning and rescue implications of new development in making their decision and have recommended that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. The mitigation measures in the flood risk assessment also refer to flood proofing measures and the use of the Environment Agency Information Service, so that occupiers are aware of warnings of flood alerts. These can be controlled by condition. It is not therefore considered that there will be an unacceptable risk to future occupiers as a result of flooding.

7.5 Highway Safety

- 7.5.1 Part of the site currently comprises a private car park with access from Dye House Lane and Butterfield Street. The application proposes to retain nine parking spaces as a car park, but not to serve the proposed development. The site is easily accessible by a choice of sustainable travel modes including foot, cycle and public transport. The surrounding pedestrian environment is of an

acceptable quality, with footways being well-lit adding to a sense of personal security. Signage and the built form add to a good level of legibility with adjacent pedestrian footway links providing an acceptable means of access to the application site. The site is within close proximity of cycle routes on Chapel Street which provide access to the city centre and surrounding cycle network. Secure cycle parking is proposed on the site in a convenient location and the number of on-site cycle parking spaces appears to be acceptable. This should be covered and this has been queried with the agent.

7.5.2 The Highways Officer previously advised that the location of proposed loading/unloading arrangements off Dye House Lane for students arriving and departing the site with their belongings at the start and end of term are appropriate for the proposed use of the site. This is not clear on the submitted plan, although there is a section adjacent to the parking bays that has been widened which would allow vehicles to pull off the highway. The creation and demarcation of this could be requested by condition. The proposed development would generate a very small number of vehicle trips to the area during traditional highway "peak hour" periods with the concentration of trips focused at the start and end of the academic year. As such, the effect of the development on the operation of the local highway network would be negligible.

7.5.3 In relation to vehicular access, the junction of Chapel and Butterfield Street has a known accident record. The Highways Officer has advised that in view of safety concerns, this will be the subject of a "prohibition of motor vehicle" order. Butterfield Street/Dye House Lane is to be considered as a pedestrian / vehicular shared surface with the latter considered the site's principle means of access/ egress onto Damside Street. Deliveries and servicing should be undertaken via the rear of the premises on Dye House Lane. However, the layout provides little indication that large vehicles serving the development can turn within the curtilage. The Highways Officer has raised no objection to the layout of the proposed private car park, though there appears to be no provision to serve the large retail unit. This has been queried with the agent.

7.5.4 The Highways Officer has raised no objections to the proposal subject to conditions requiring a construction management plan, re-constructed / resurfacing or shared surface in accordance with the Lancashire County Council document "Specification for Construction of Estate Roads (2011)"; provision of cycle storage; layout to enable vehicles to enter and leave the highway in a forward gear and a scheme for the construction of off-site highway improvement works namely:

- *Kerb-line realignment of Dye House Lane as well as in the vicinity of 8 Damside Street - such as to improve driver forward visibility when egressing Dye House Lane.*
- *Amendment to the existing Traffic Regulation / Prohibition of driving order (Butterfield Street / Dye House Lane) with the same meeting all of the costs associated with advertisement, consultation & implementation of the order.*
- *Prohibition of vehicular access from Butterfield Street to Chapel Street through the placement of a series of bollards in the highway.*

The construction management plan seeks to control matters covered by other legislation. Other organisations have the powers under non-planning legislation to enforce this, and therefore such a condition is not considered to meet the tests of the paragraph 206 of the NPPF.

7.6 Impact on amenity of neighbouring properties

7.6.1 There are some flats in the upper floors of properties fronting Damside Street and those fronting onto Chapel Street. At its closest the new part of the development is approximately 12 metres from the property to the rear, but given the angle, most of it is further than this, approximately 16 metres at its maximum. This is sufficient to not have a significant impact on light but there is some potential for overlooking. All the windows at the rear, in the upper floors, are proposed to serve bedrooms. There does not appear to be permanent living accommodation in the closest building to the east. Some research has shown that at least some of the upper floor is let as holiday accommodation, but this may just be at the front facing Chapel Street. Given the number and position of windows and the slight angle of the building it is not considered that there will be a significant adverse impact on the privacy of either property. It is also a city centre location and therefore more difficult to maintain separation distances that would usually be expected.

7.6.2 The proposed upper floors to the existing building are further from the development to the rear,

between 18 and 22 metres. It is therefore considered that there will not be a detrimental impact on the amenities of upper floor flats. There are flats in the upper floors of some of the buildings to the east, fronting onto Damside Street. Given the oblique angle, it is considered that there will not be overlooking to windows in these properties. There may be some loss of light but this would be limited given the position of the building to the north west. Concerns were raised on the previous application from the occupiers of 6a Damside Street with regards to loss of light. However, this is approximately 24 metres from the rear wall of the upper floors of the development. As such, it is unlikely that this would have a significant impact, although occupiers would likely see this at an oblique angle. Access to the properties in the upper floor of the existing building would be at the rear utilising an existing flat roofed area, surrounded by a wall approximately 1.2 metres high. This gives quite a large terrace area which is likely to be used as external amenity space by residents. In order to ensure that there are no detrimental impacts on neighbouring properties through the use of this, it may be appropriate to raise the wall by around 0.3 metres.

7.6.3 Flats are proposed in the upper floor of the building fronting Damside Street, and there are some properties on the opposite side of the road to the south. Most of the building in this location is already three storey, except the section which turns the corner. There are some flats opposite at first floor and within the roof space, separated by approximately 13 metres. As most of the building is already there, it is considered that there would not be an impact on light. The development is separated by the road, at a slight angle and a slightly different level. There are also limited openings in the opposite building. Although it is quite a close relationship, the building line already exists and, as set out above, it is a city centre location. As such, it is not considered that the proposal would have a significant impact on the amenities of either property.

7.7 Standard of Accommodation/ amenity for occupiers

7.7.1 Appendix D sets out standards in relation to shared student accommodation. In terms of the sizes of rooms, and level of outlook and light, the standard of accommodation is considered to be acceptable. A noise impact assessment has been submitted which identifies the environmental noise impacts at this location and demonstrates that there are likely to be significant observed noise effect levels if noise impacts are unmitigated. However, with provision of certain glazing specifications and with additional ventilation solutions noise can be mitigated to achieve internal design criteria targets specified within British Standards. The site is also located in close proximity to the Lancaster Air Quality Management Area and the Lancaster Bus Station. There is therefore potential for the introduction of new exposure to poorer air quality as a consequence of its proximity to these sources. The submitted air quality assessment recommends the provision of mechanical ventilation to the living accommodation on the ground, first and second floors, taking air from a point above third floor level as far as possible away from Wood Street. A response is awaited from Environmental Health. However, they recommended a scheme for mechanical ventilation to be submitted and implemented in relation to the previous application.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The proposal for student accommodation is considered to be appropriate in this city centre location and will help to enhance this part of the Conservation Area, subject to the receipt of some amendments to the design. It is also considered that the development will provide an acceptable standard of amenity and will not have an adverse impact on nearby residential properties, highway safety, or result in an unacceptable risk to future occupiers from flooding.

Recommendation

That Planning Permission **BE GRANTED** subject to the receipt of appropriate amended plans and the following conditions:

1. Standard timescale
2. Approved plans
3. Scheme of archaeological recording and analysis

4. Assessment of contamination
5. Surface water drainage scheme and management
6. Scheme of offsite highway works
7. Noise and air quality mitigation measures - a scheme for mechanical ventilation and glazing specification details
8. Materials – details and samples including stonework, method of render removal (14 Damside Street), render, doors and windows, roofing material, ridge, verge and eaves details, heads, cills and window surrounds, rainwater goods, materials for cycle store, surfacing material, all means of enclosure including wall to balcony/terrace, external lighting
9. In accordance with mitigation in flood risk assessment, including floor levels and emergency measures in flood events
10. Bin store and bike store
11. Student accommodation restriction

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None