

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	21/00980/FULPP
Date Valid	3rd March 2022
Expiry date of consultations	13th April 2022
Proposal	Erection of a bungalow to be accessed via Minster Close
Address	<b>63 Cambridge Road East Farnborough Hampshire GU14 6QX</b>
Ward	Knellwood
Applicant	Ormonroyd
Agent	Mr David Flower
Recommendation	<b>Grant</b> subject to completion of a S106 Planning Obligation.

### Description

The development site comprises part of the rear garden of 63 Cambridge Road East. It is proposed to erect a three bedroom bungalow with two parking spaces with access from Minster Close.

This item is before the Planning Committee due to the cumulative concerns of residents within Minster Close.

Minster Close is a cul-de-sac of three bungalows constructed following the grant of planning permission in 2004<sup>1</sup>. Access to Minster Close is via a single lane private road from Reading Road with a passing bay. The entrance in Reading Road is flanked by on-street parking. The rear boundary of 63 Cambridge Road is situated between 1 and 2 Minster Close, with a double gate and garage within. This application was deferred at the Planning Committee of the 13th April to allow the agent to amend the scheme to address the concerns of residents – including its proximity of the building to 2 Minster Close. Following discussions between officers and residents, the revised scheme now sites the bungalow 1.9m from the boundary with 2 Minster Close as opposed to 0.9m. No additional comments were received following the consultation on the revised plans.

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<sup>1</sup> 04/00187/FUL | Erection of three detached bungalows with garages | Land To The Rear Of 62 - 74 Reading Road Farnborough Hampshire GU14 6NJ

## Consultee Responses

Ecologist Officer	The submitted 'Preliminary Roost Assessment' is appropriate in scope and has not identified bats as a constraint to development at this site. Further surveys are not required. The development will require removal of some habitats of lower ecological importance which may support protected species. Recommends conditioning the need for bio-diversity enhancements, and conditions so that works are carried outside of the nesting bird season.
Aboricultural Officer	In relation to the revised scheme - No objection.
HCC Highways Development Planning	The Highway Authority have reviewed the information supplied with the above planning application and have raised no objection with the proposal.

## Neighbours notified

In addition to posting a site notice and press advertisement, 102 letters of notification including a notification of revised plans were sent to the following addresses;

1, 2, 3 Minster Close; 1, 2, 3, 3A, 4, 4A, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 22, 24, 25, 26, 28, 30, 32, 34, 36 Oxford Road; 2, 4, 6, 8, 10, 12, 13, 16, 18, 19, 20 Yetminster Road; 107, 109 York Road ; 133, 135, 137, 148, 150, 152, Peabody Road; 14, 15, 16, Hermitage Close; 27, 29, 31, 31A, 31B, 31C, 32, 33, 34, 35, 37, 39, 41, 43, 45, 46, 46B, 47, 48, 49, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82 Reading Road; 61, 65, 67, 69, 71, 80, 82, 84, 86, 88, 90 Cambridge Road East.

## Neighbour comments

At the time of writing this report objections from 9 addresses have been received. The addresses are; 60, 61, 62, 64, 66, 68 and 70 Reading Road; and 1 and 2 Minster Close.

The comments received before the consultation on the revised plans are summarised below. No new comments have been received with respect to the revised proposals.

### Objections;

- Inadequate parking, traffic congestion, concerns over access to private road, issues with access for emergency vehicles during works (lorries blocking access). Unclear how access will be widened, cannot manoeuvre within Minster Close – cause issues for entry into and out of minster close and Reading Road and reduce areas for parking for visitors.
- Minster Road/ Reading Road junction is dangerous. Poor sightlines.
- Houses round Minster close do not have a driveway/ own parking spaces. Questions over right of way/ access and turning rights to the site for 63 Cambridge Road. Suggests conditions – no vehicles to obstruct Minister Close; No vehicles to be parked on Minster Close; No materials to be stored on Minster Close; to reinstate any damage done to minster close; site to remain closes boarded and screened from minster close.

- No existing parking – no garage in rear it is a shed. No access from public highway.
- Visual harm
- Loss of trees/ should not harm trees/ not store materials on tree roots. Tree was felled is not marked in the report. Should be trying to protect trees.
- Noise and disturbance during construction
- Unacceptable materials
- Part of the site to be demolished has an asbestos roof
- Loss of daylight and sunlight, loss of privacy. 63 Cambridge road removed a large tree that now results in overlooking into rear windows of number 64.
- Not clear where bins will go without cluttering the road
- Harm to birds through removal of brambles. Reports failed to consider stag beetles in garden.

## Other

- Plans not showing
- Issues with consultation letters/ not being received.
- Damage to road caused by supplying utilities
- No plans showing sewerage/ water supply
- Decreased water pressure
- Removal of asbestos roof could cause breathing issues
- Questions over the legality / rights of access.
- Concerned that Council will not monitor compliance during works
- No need for additional house in this location
- Boundary treatment location is on someone else's land

Officer comment. The condition of the private road and rights of access over it are civil matters falling outside the remit of this planning application, however, it is understood that discussions are in progress between the applicants and residents of Minster Close in that regard. All plans of the proposed development are available online. The removal of asbestos is covered by legislation outside the planning system. The provision of services is not a matter material to the consideration of this application. The appropriate notice has been served by the applicant on all owners of the land to which the application relates. The need for housing is not material to the determination of this planning application.

## Policy and determining issues

The site is not located within a Conservation Area and is located within the development limits. The relevant policies in the determination of this application are;

Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), DE11 (Development on Residential Gardens), IN2 (Transport), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees), NE4 (Biodiversity) and NE6-NE8 (Flood Risk and Drainage) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017.

The main planning considerations in the determination of this application are; Visual impact; Impact upon the amenities of adjoining residential occupiers; Impact upon the amenities of prospective occupiers; Highway impacts; Trees; Ecology; Open Space; and THBSPA.

## **Commentary**

- Visual impact

Residents have raised concerns with regards to the height of the proposed bungalow, its proximity to 2 Minster Close and its impact upon the character of this area.

Minster Close is a close of three bungalows of a similar form and design. The development would introduce an additional bungalow into this area within the back garden of a property fronting Cambridge Road East. The siting, scale and form of bungalow is such that it would not appear cramped within its plot and would not extend beyond the prevailing building line. Whilst the bungalow would be taller than its adjoining neighbours, the height difference is relatively minor and is not to the extent that it would appear out of place or dominant within the street scene. However, it is considered that additional extensions that could be achieved through the utilisation of Permitted Development Rights– both ground floor and in the roof space/ upon it – could result in harm to the character of the area and as such Permitted Development Rights have been removed for this development.

The proposal is therefore not considered to result in harm to the character and appearance of the area, complying with policy DE1 of the Local Plan.

- Impact upon the amenities of adjoining residential occupiers

Residents have raised concerns that the proposal would result in a harmful loss of daylight and sunlight and appear overbearing to the adjoining neighbour 2 Minster Close. 2 Minster Close has two obscurely glazed windows and a door serving non habitable rooms face the application site. To the rear is a conservatory and the boundary is marked by a 1.8m high close boarded fence with trellises above.

When applying the BRE's '45 degree' guidance the proposal would not give rise to loss of daylight and sunlight to the conservatory at 2 Minster Close to the extent that permission could be reasonably withheld on that ground. The side facing windows are obscure glazed and serve non habitable rooms but for clarity, given the position and height of the proposal along with the height of the boundary fence the proposal would not result in a harmful loss of sunlight and daylight to these rooms.

Given the relative distance between the properties (1 and 3 Minster Close and 63 Cambridge Road East in particular) and the height and bulk of the proposal, it is not considered that the proposal would result in a harmful overbearing impact or result in a loss of daylight and sunlight to these or other adjoining residential occupiers.

Concerns have been raised by residents that the proposal would result in a loss of privacy, especially if the upper floor was converted. All windows are at ground floor level and any views between the properties would be obscured by the boundary fences. However, such overlooking could occur if permitted development rights were utilised for an additional storey

(Class AA) or roof extensions. It is therefore considered reasonable and necessary for condition removing such Permitted Development Rights

The proposal utilises part of the garden of the host property, 63 Cambridge Road East. The remaining garden space would remain sufficiently private and of a size that is usable and compliant with Policy DE3 of the Local Plan.

The proposal therefore would comply with Policy DE1 of the Local Plan.

- Impact upon the amenities of prospective occupiers

The proposal site would have an internal area of around 98sqm. Policy DE2 of the Local Plan requires that a three bedroom six person single storey unit have an internal floor space of 95sqm. The proposal would comply in that respect. The proposal would provide a garden space that would be sufficiently private and of a usable quality and size to comply with Policy DE3. The habitable rooms would appear to achieve good levels of daylight and sunlight. The proposal would comply with Policy DE2 and DE3 of the Local Plan.

The habitable rooms would appear to achieve good levels of daylight and sunlight.

- Highway impacts

Residents have raised a number of concerns relating to highway matters these are addressed in turn.

#### *The junction between minster close/ Reading Road.*

Residents have raised concerns regards to highway safety issues of vehicles reversing out of Minster close into Reading Road. Residents also raised concerns of additional vehicles using this junction.

The junction between Minster Close and Reading Road has poor sightlines in part due to the position of on road parked vehicles, it has also been reported by a resident that an accident had occurred at this junction. The proposal would result in additional vehicles using the junction between Minster Close and Reading Road however this would not be to the extent that this would result in issues of Highway Safety. Hampshire County Council have not raised an objection in this regard.

Residents of minster close have reported to use the area in Minster Close to park vehicles and that the applicant site does not benefit from rights to use Minster Road (a private road) to turn – instead only having rights to enter and exit in a straight line. Issues of rights of access are civil matters that sit outside of the planning system and the Council must consider the merits of the planning application before them. The vehicles of the properties of Minster Close use Minster Close to turn their vehicles so that they can exit in a forward gear, and vehicles from the proposed dwelling could operate similarly. Hampshire County Council's Highways Officer has no concerns in this regard. It would not be sustainable to refuse the application on this ground.

#### *Disruption of Minster Close as an access*

Minster Close is a single 'track' road with a passing bay, and there is a concern that during construction this would be obstructed and blocked as part of works to connect utilities and by

lorries and other large vehicles trying to use the road.

Disruption during construction works are not matters that are material to the determination of planning applications, however, some control can be exercised through a Construction Management Plan. Discussions are understood to be ongoing between the agent and the residents of Minster Close to how best to minimise such disruption. A condition can require the submission of a Construction Management Plan.

### *Parking*

Concerns have been raised that the proposal does not provide sufficient parking, and that occupants would park within Minster Close. The proposal is for a three bedroom bungalow. The Council's Car and Cycle SPD states that 2-3 bedroom dwellings require two parking spaces. The proposal would provide two parking spaces within the site to the required size. Concerns have been raised with regard to the ownership boundary to Minster Close and therefore the ability to deliver these bays. A condition requiring the provision of these bays would be appropriate and there is sufficient space within the site to provide them. Bins can be stored within the site and brought out in the usual way.

- Trees

Concerns were raised that trees were felled or will be felled as a result of the development. None of the trees are protected by a TPO and planning permission is not required for their removal. The revised proposal would encroach into the RPA of the adjacent tree. A revised Arboricultural Impact Assessment was submitted that included the use of special foundations. The Council's Arboricultural Officer has reviewed the proposals and has raised no objection subject to securing the arboricultural methods proposed by condition. No trees are proposed to be removed.

- Ecology

Concerns have been raised that birds would be impacted by the proposal via the removal of bushes and that there are stag beetles in the area that could be impacted by the development. Stag Beetles are protected in the UK under the Wildlife and Countryside Act, 1981 and are defined as a Priority Species under the UK Post-2010 Biodiversity Framework. It is not understood that there are stag beetles within the garden of the application site although it has been reported by a resident that they are present in a neighbouring garden. An informative has been added to remind the applicant that these are protected species and should they be encountered during construction and works shall cease and advice from a suitably qualified ecologist should be sought.

Biodiversity net gain from the development has been secured by way of condition.

- Open Space

The New Local Plan seeks to ensure that adequate public open space (POS) provision is made to cater for future residents in connection with new residential developments. Policy DE6 allows provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading POS facilities nearby.

This is a circumstance where a contribution is required and is to be secured by way of a s106 Planning Obligation would be appropriate, which the applicant is in the process of

completing. Subject to the completion of this Obligation the proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

- THBSPA

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2021. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have provided written evidence that they have acquired SANGS capacity from the Hart District Council Bramshot Farm SANGS scheme sufficient for the new dwelling unit proposed. Furthermore, the applicants are also seeking to secure a financial contribution towards SAMM by way of a s106 planning obligation submitted to Rushmoor BC requiring payment of this additional SPA financial contribution upon the implementation of the proposed development.

On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it

is considered that planning permission could then be granted for the proposed development on SPA grounds.

### **Summary;**

The proposals are considered acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm with regards to biodiversity impacts; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

It is recommended that:

(a) **subject** to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30<sup>th</sup> September 2022 or unless otherwise agreed by an Extension of Time to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 30<sup>th</sup> September 2022, and no Extension of Time has been agreed, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6;

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended 2021 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details –

- PL01
- PL10
- PL11



- PI30
- PL31 received on the 18<sup>th</sup> May 2022

Reason - To ensure the development is implemented in accordance with the permission granted.

3. Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

- External walls;
- Roofing materials;
- Window frames;
- Rainwater Goods; and
- Ground Surfacing Materials

Reason - To ensure satisfactory external appearance. \*

4. Notwithstanding the details on the submitted plans, the development hereby permitted shall not be occupied until the parking and turning area has been provided and surfaced to provide accommodation for two vehicles in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved. The parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. \*

5. Construction of the following elements of the development hereby approved shall not start until a schedule and/ or samples of the materials to be used in them have been submitted to, and approved in writing by the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained;

- External Walls
- Roofing materials

Reason – To ensure satisfactory external appearance.

6. Prior to occupation of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure for the boundaries of the overall site and between adjoining plots within the development hereby approved shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwelling hereby permitted.

Reason – To safeguard the amenities of neighbouring property \*

7. Prior to first occupation of the development hereby approved ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. Such biodiversity enhancements shall be implemented in full and retained for the lifetime of the development.

Reason - To ensure the development makes an adequate contribution to visual amenity and biodiversity gain. \*

8. Prior to the commencement of development, a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- b) the arrangements to be made for the delivery of all building and other materials to the site as to not impede entry or exit of Minster Close;
- c) the provision to be made for any storage of building and other materials on site so that it does not impede entry or exit via Minster Close;
- d) measures to prevent mud from being deposited on the highway;
- e) the programme for construction;
- f) the protective hoarding/enclosure of the site; and
- g) appropriate provision for ecological advice and/or supervision of works being undertaken at the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties; nature conservation; and the safety and convenience of highway users. \*

9. Prior to the occupation of any part of the development hereby approved the cycle parking shall be provided in accordance with the approved plans. Those details so approved shall be implemented in full and retained thereafter.

Reason - In the interests of visual amenity and highway safety.

10. No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Harper Tree Consulting dated May 14th 2022 hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

11. The development, particularly the foundation works, shall be carried out in accordance with the recommendations set out within the Harper Tree Consulting dated May 14th

2022 hereby approved with the application. Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

12. No vegetation clearance shall take place during the bird nesting season (01 March to 31 August, inclusive) unless the developer has been advised by a suitably qualified ecologist that the clearance will not disturb nesting birds and a record of this kept.

Reason: In the interest of biodiversity net gain

13. Prior to the first occupation of this development hereby approved, biodiversity enhancements that have first been submitted to and approved in writing by the Local Planning Authority, shall be implemented in accordance with such so approved details.

Reason: In the interest of biodiversity net gain

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no extensions or outbuildings falling within Classes A (extensions), AA (additional storey) B (roof extensions), C (roof lights), D (porches) and E (outbuildings) of Part 1; and Class L of Part 3; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

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## INFORMATIVES

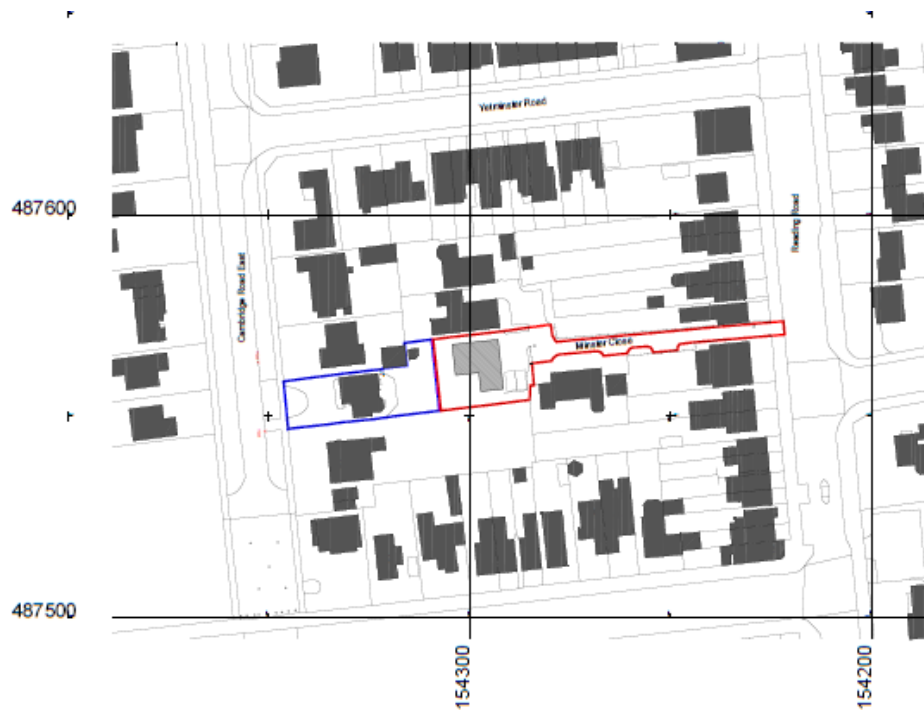
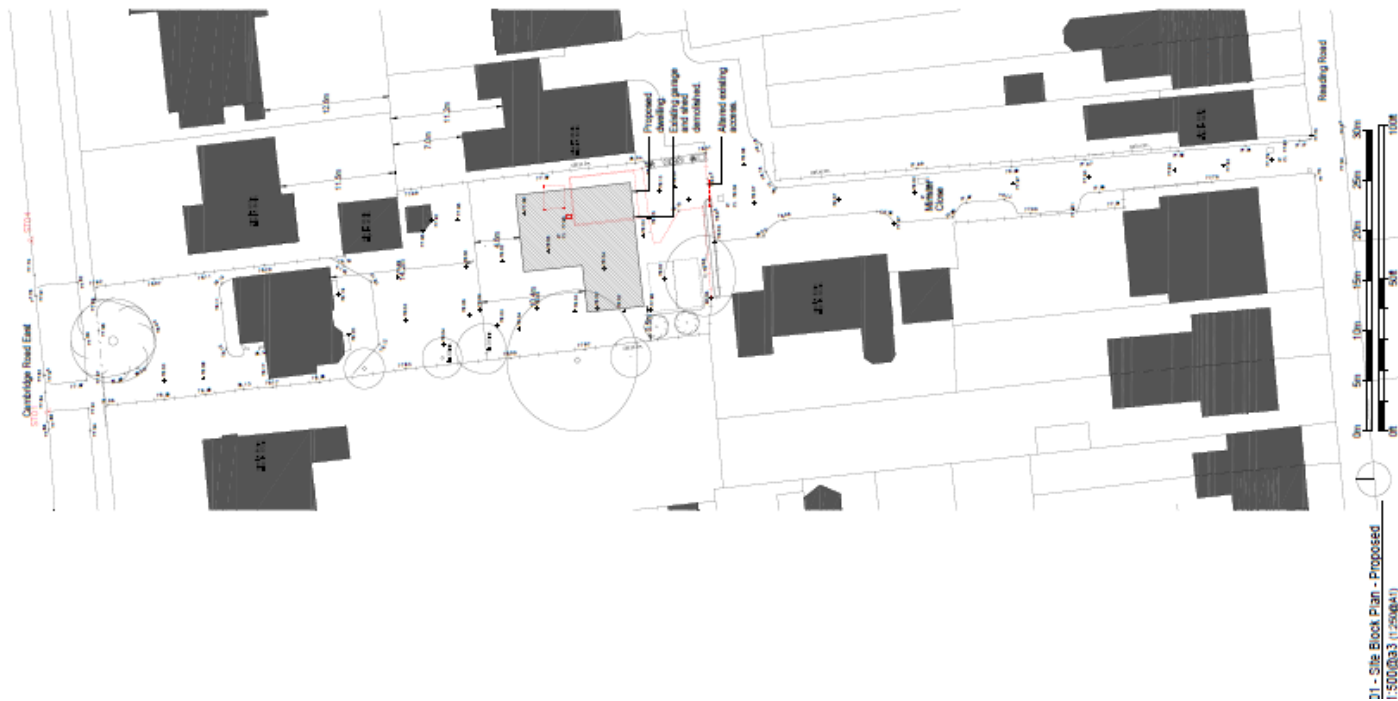
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

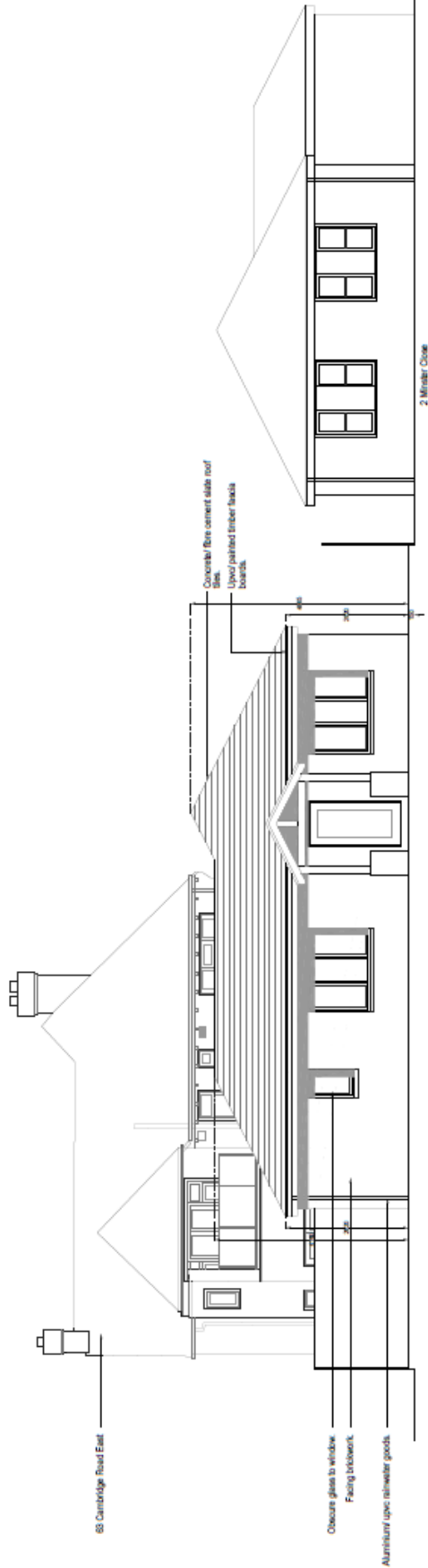
The proposals are considered acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm with regards to biodiversity impacts; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the

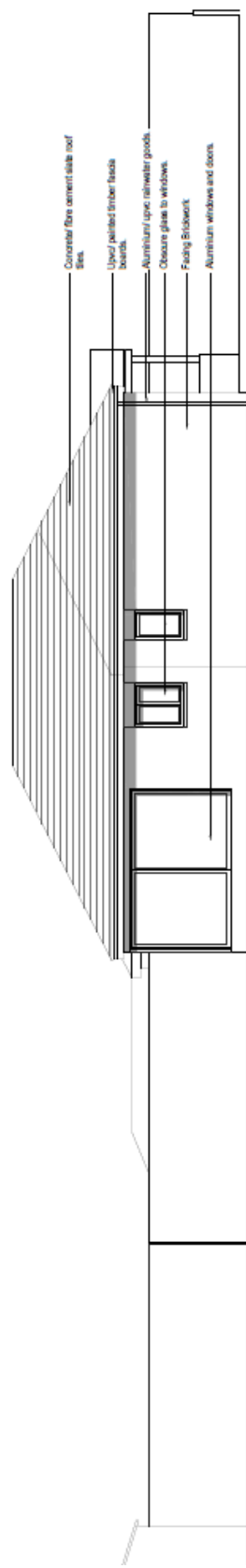
Human Rights Act 1998.

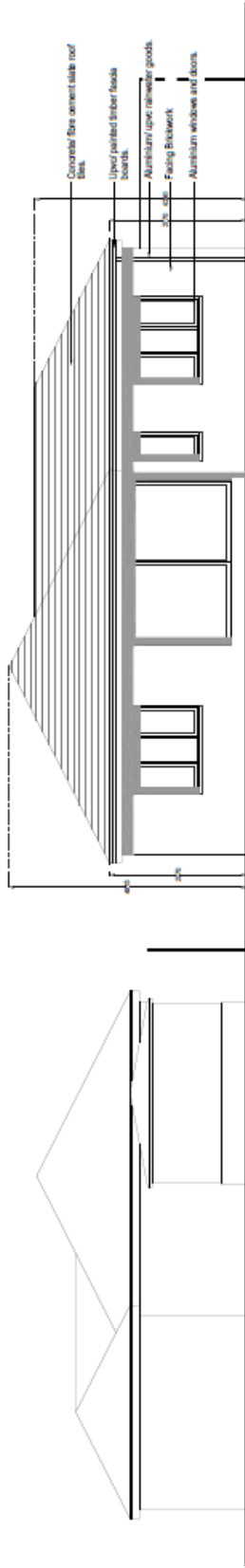
- 2      INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 3      INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4      INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a)      ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b)      using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.



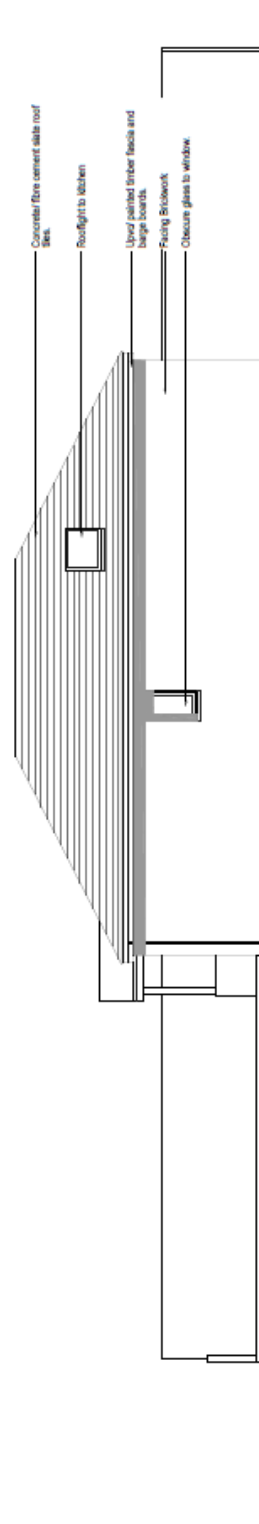


01 - South Elevation - Proposed  
1:50@a1/1:100@a3





01 - North Elevation - Proposed  
1:50@a1/ 1:100@a3



02 - East Elevation - Proposed  
1:50@a1/ 1:100@a3



