

Application No: 22/0741M

Location: LITTLE STANNEYLANDS, STANNEYLANDS ROAD, WILMSLOW, CHESHIRE, SK9 4ER

Proposal: The conversion of the dwelling and its outbuildings into ten separate dwellings (Resubmission of 21/4264M)

Applicant: Annabelle Tugby Archichitects

Expiry Date: 21-Jun-2022

SUMMARY

The application site comprises a vacant, previously developed site in a sustainable location, with good access to a range of local services and facilities and has good public transport links. The proposed development would add to the stock of housing in the local area.

The proposal provides a locally distinctive design, which also raises no significant highway safety, ecological or flood risk concerns, and does not raise any significant concerns in terms of the impact of the development upon the living conditions of neighbours.

The application is considered to result in an acceptable impact on the listed buildings and their setting. The application is recommended for approval.

The comments from the neighbours and Town Council are acknowledged and have been considered within this report; however, the proposal accords with the policies in the development plan and represents a sustainable form of development. Therefore, given that there are no material considerations to indicate otherwise, in accordance with policy MP1 of the CELPS, the application should be approved without delay, subject to conditions and further comments from the Council's Nature Conservation and Contaminated Land Officers.

SUMMARY RECOMMENDATION:

Approve subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The application site is located on the northern edge of Wilmslow and is surrounded by new and existing residential development. The site was previously used as a horse training facility but is no longer in use as the associated paddocks have now been developed with a new housing development.

The site consists of a former farmstead, which includes the farmhouse, a converted barn, Rose Cottage and a swimming pool building. The farmhouse, barn and Rose Cottage are all grade II listed and were constructed in the 17th century with some later additions.

The site is accessed from a gated driveway off Stanneylands Road. The majority of the site is well screened from public views, with only the rear the barn highly visible, being positioned adjacent to the highway. Within the site the barn, farmhouse and cottage are positioned around a central courtyard.

Planning permission was recently granted for 8no. new dwellings for the area to the north of the site.

DETAILS OF PROPOSAL

Full planning permission is sought for the conversion of the dwelling and its outbuildings into ten separate dwellings, along with an extension to the existing pool house and associated landscaping and car parking.

RELEVANT HISTORY

21/4264M LITTLE STANNEYLANDS, STANNEYLANDS ROAD THE CONVERSION OF THE DWELLING AND ITS OUTBUILDINGS INTO TEN SEPARATE DWELLINGS

Withdrawn: 29.10.2021

09/2032M LITTLE STANNEYLANDS, STANNEYLANDS ROAD CONVERSION OF DOMESTIC OUTBUILDING TO PROVIDE ANCILLARY ACCOMMODATION (FULL PLANNING)

Approved: 20.10.2009

09/2131M LITTLE STANNEYLANDS, STANNEYLANDS ROAD CONVERSION OF OUTBUILDING TO PROVIDE ANCILLARY ACCOMMODATION (LBC)

Approved: 20.10.2009

01/0780P ROSE COTTAGE, LITTLE STANNEYLANDS TWO STOREY REAR EXTENSION (FULL PLANNING)

Approved: 23.05.2001

01/0781P ROSE COTTAGE, LITTLE STANNEYLANDS TWO STOREY REAR EXTENSION AND OTHER INTERNAL ALTERATIONS (LBC)

Approved: 25.05.2001

- 76411P ROSE COTTAGE, LITTLE STANNEYLANDS SINGLE STOREY BAY TO FRONT ELEVATION (FULL PLANNING)
Approved: 09.02.1994
- 76412P ROSE COTTAGE, LITTLE STANNEYLANDS REMOVAL OF TIMBER PORCH ADDITION OF SINGLE STOREY BAY TO FRONT ELEVATION AND INTERNAL ALTERATIONS (LBC)
Approved: 09.02.1994
- 69261PB LITTLE STANNEYLANDS, STANNEYLANDS ROAD REPLACEMENT WITH NEW THATCH (FULL PLANNING)
Approved: 09.01.1992
- 66954P LITTLE STANNEYLANDS, STANNEYLANDS ROAD INCREASED PITCH AND RE-THATCH OF ROOF (LBC)
Approved: 05.06.1991
- 65584P LITTLE STANNEYLANDS, STANNEYLANDS ROAD PROPOSED CONSERVATORY TO THE GABLE OF EXISTING SWIMMING POOL IN LIEU OF PORCH (FULL PLANNING)
Approved: 23.01.1991
- 44327P LITTLE STANNEYLANDS, STANNEYLANDS ROAD PROPOSED COVERED SWIMMING POOL AND ANCILLARY ACCOMMODATION
Approved: 20.03.1986
- 22916P LITTLE STANNEYLANDS, STANNEYLANDS ROAD RAISED PITCHED LINE OF THATCH ROOF
Approved: 30.05.1980

POLICIES

Cheshire East Local Plan Strategy – adopted 27th July 2017 (CELPS)

- MP1 Presumption in Favour of Sustainable Development
- PG1 Overall Development Strategy
- PG2 Settlement Boundaries
- PG7 Spatial distribution of development
- SD1 Sustainable development in Cheshire East
- SD2 Sustainable development principles
- IN1 Infrastructure
- IN2 Developer Contributions
- SC4 Residential Mix
- SC5 Affordable Homes
- SE1 Design
- SE2 Efficient Use of Land
- SE3 Biodiversity and Geodiversity
- SE4 The Landscape
- SE5 Trees, Hedgerows and Woodland
- SE6 Green Infrastructure

SE7 The Historic Environment
SE8 Renewable and Low Carbon Energy
SE9 Energy Efficient Development
SE12 Pollution, Land Contamination and Land Instability
SE13 Flood risk and water management
CO1 Sustainable travel and transport

Appendix C – Parking Standards

Site Allocations Development Plan Document (SADPD)

HER1 (Heritage assets)
HER4 (Listed buildings)
ENV1 (Ecological network)
ENV2 (Ecological implementation)
ENV3 (Landscape character)
ENV5 (Landscaping)
ENV6 (Trees, hedgerows and woodland implementation)
ENV7 (Climate change)
ENV12 (Air quality)
ENV14 (Light pollution)
ENV15 (New development and existing uses)
ENV16 (Surface water management and flood risk)
ENV17 (Protecting water resources)
HOU1 (Housing mix)
HOU8 (Accessibility and wheelchair housing standards)
HOU9 (Subdivision of dwellings)
HOU12 (Amenity)
HOU13 (Residential Standards)
HOU14 (Housing density)
HOU16 (Small and medium-sized sites)
INF1 (Cycleways, bridleways and footpaths)
INF3 (Highways safety and access)
INF9 (Utilities)

Wilmslow Neighbourhood Plan

LSP1: Sustainable Construction
LSP2: Sustainable Spaces
LSP3: Sustainable Transport
NE5: Biodiversity Conservation
NE6: Development in Gardens
H2: Residential Design
H3: Housing Mix
CR3: Local Green Spaces
CR4: Public Open Space
CR5: Health Centres
TA2: Congestion and Traffic Flow
TH3: Heritage Assets

Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Framework (NPPG)
The Cheshire East Borough Design Guide (2017)
Cheshire East Parking Standards - Guidance Note

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are Chapters 2, 4, 5, 6, 8, 9, 11, 12, 15.

CONSULTATIONS (External to Planning)

Head of Strategic Infrastructure (Highways) – no objections subject to a condition relating to a construction management plan.

Environmental Protection – no objection subject to conditions relating to construction days / hours of operation, foundations, dust management and contaminated land. Require more information to assess the impact of contaminated land.

Strategic Housing Manager – No contributions are necessary.

VIEWS OF THE PARISH / TOWN COUNCIL

Wilmslow Town Council: *“recommend refusal on the grounds that the proposal and the associated parking provision is detrimental to the heritage setting and contrary to TH3 (Heritage Assets) of the Wilmslow Neighbourhood Plan. The proposed modern design for the pool house is a radical change in the historic setting and is considered to be contrary to Policy H2 (Residential Design) of the Wilmslow Neighbourhood Plan. The loss of green infrastructure within the site is contrary to Policy NE6 (Buildings in Gardens) of the Wilmslow Neighbourhood Plan. Wilmslow Town Council is concerned that this development and any proposals for several dwellings on the adjacent site (as detailed in application 20/4737M) should be considered collectively.”*

OTHER REPRESENTATIONS

Representations have been received from approximately 12 addresses following the initial consultation, commenting on the following grounds: -

- The dwellings would result in a lack of privacy and loss of light to existing dwellings.
- The new access would be dangerous.
- The footpath should be extended to join with the existing footpath outside 26 Stanneylands Rd.
- The site represents a small amount of natural environment left following the new David Wilson development. The ecology on the site should be protected.
- Overdevelopment

- The development would negatively impact on the listed buildings
- The parking is insufficient.
- The new development would be out of character to the existing buildings and surrounding area.
- The loss of the trees and impact on wildlife would negatively impact the area.
- The proposed extensions, alterations to windows, blocking up of openings will cause harm to the fabric of the existing buildings, thus harming the asset in terms of the listed buildings and the impact upon the heritage site.
- The development should provide affordable homes, in line with policy SC5.

OFFICER APPRAISAL

Principle of Development

The principle of new dwellings within the settlement boundary of Wilmslow is acceptable. As a windfall site, CELPS Policy SE 2 states that development should;

- Consider the landscape and townscape character of the surrounding area when determining the character and density of development
- Build upon existing concentrations of activities and existing infrastructure
- Not require major investment in new infrastructure
- Consider the consequences of the proposal for sustainable development having regard to Policies SD 1 and SD 2

In this case, the provision of the additional windfall dwellings would be of an acceptable scale relative to Wilmslow and would deliver housing within a sustainable location. From here, there are good rail links (including to Manchester, London) and buses to other local / key service centres. There are local amenities nearby, and social infrastructure such as schools, hairdressers, gyms, employment etc. The development to provide residential units in a sustainable location aligns with the general principles of national, local, and neighbourhood planning policy.

The development would contribute to the Borough's housing requirements through the provision of additional market dwellings. In accordance with these policies, there is no objection in principle to new dwellings in this location, subject to compliance with the other relevant development plan policies

Residential Mix

Policy SC4 of the Cheshire East Local Plan states that *“New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.”* WNP policy H3 repeats this aim with the additional statement that *“Applications which contribute to providing one or more of the house types below will be supported • Small properties for first time buyers • A provision of family homes including smaller family housing providing 2-3 bed roomed dwellings with garden space • Homes for the elderly and those with disabilities, including bungalows • Accommodation for those wishing to downsize • Higher density accommodation (apartments, terraces etc.) when a site is within the Town Core”*. The mix and type of one, two and three-bed dwellings located

within a residential area here would contribute to the mix of housing sizes and types and would complement the existing provision within the area.

Affordable Housing

Policy SC 5 (Affordable Homes) in the Cheshire East Local Plan Strategy (CELPS) sets out the thresholds for affordable housing in the borough. In residential developments, affordable housing will be provided as follows: -

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;

The CELP states in the justification text of Policy SC5 (paragraph 12.44) that the Housing Development Study shows that there is the objectively assessed need for affordable housing for a minimum of 7,100 dwellings over the plan period, which equates to an average of 355 dwellings per year across the borough. This figure should be taken as a minimum.

This is a proposed development of 8 additional dwellings with a site area of 0.49 Hectares in a Key Service Centre. Notwithstanding this, paragraph 64 of the Framework (2021), states that affordable housing should not be sought for residential developments that are not major. Major development is defined in the glossary and states *“For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”*. The proposed development is below the thresholds set out in the Framework and therefore on that basis no affordable housing is required.

Design and Impact on Heritage issues

NPPF Chapter 12 deals with achieving well-designed places. Paragraph 126 identifies good design as a key aspect of sustainable development.

Paragraph 130 states that *“planning policies and designs should ensure that, developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- a) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- b) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- c) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- d) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- e) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life of community cohesion and resilience”*

Policies SE 1 and SD 2 of the CELPS seek to ensure that development is of a high standard of design which reflects local character and respects the form, layout, siting, scale, design, height and massing of the site, surrounding buildings and the street scene. CELP policy SD 2(1) (ii) states development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, materials, external design and massing.

Wilmslow Neighbourhood Plan Policy NE6 outlines three criteria which applications are encouraged to meet:

- The built form and hard surface areas must not exceed 50% of the area of the original plot unless permeable surfacing is used.
- All mature trees, hedgerows and other woody species are retained and protected, and supplemented by new planting.
- The landscape proposals developed must meet all 10 Green Biophilic Points set out within Wilmslow Neighbourhood plan policy SP2: Sustainable Spaces.

Wilmslow Neighbourhood Plan Policy H2 states that all new residential development should seek to deliver high quality design.

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The site is formed of a group of Grade II listed buildings, the main dwelling, the Barn 15m west of Little Stanneylands and Rose Cottage to the east. The site is not within a conservation area.

The timber framed, thatched buildings of Little Stanneylands, a former farmhouse/stables and the barn date from the 17th century and have been in residential use. They have been altered and extended but are of both historical and architectural interest, providing good examples of Cheshire vernacular farmhouse and agricultural buildings. Rose cottage is early C18th century, although altered in the 20th, it is brick built with slate roof. It is also of architectural and historic interest and is a good example of a vernacular cottage.

The C17th barn, lies to the south of the site backing on to the road and is timber framed, painted noggin, with thatched roof on stone plinth. A modern extension has been added to the right of plan in a vernacular style, with large eye-brow dormer, the overall appearance is one of a small-scale timber framed, thatched farm building.

As well as being of interest in their own right, they hold value as a group, set around what remains of a part of a farm complex with central courtyard. There are views of the buildings from Stanneylands Road, with the former barn and its extension having most prominence as it sits at back of pavement, Rose Cottage is located within the plot. The properties are surrounded by open gardens, with a large former 1980's pool house/annex to the east of site in faux timber framed style.

To the north of Rose Cottage lie established trees and the former stables now in separate ownership and subject to a planning application (recently considered by the Committee) for

redevelopment. To the northwest lies a large area of open garden also now part of the adjacent development site (but to be left open).

The current application and its associated listed building consent application have been the subject of pre-application discussions with the Council's heritage team. Concerns relating to proposed car barns and their impact upon the setting of the buildings, have been addressed by their removal from this submission.

The buildings would benefit from an update and some localised restoration works. The main building, Little Stanneylands, comprises a 1960's 2 storey wing, the old farmhouse and what was once a separate stable building. The interior, whilst it still retains some elements of historic interest, has been heavily modified at first floor level with subdivision to create bedrooms and bathrooms. The exterior is of most significance and the scheme restores the elevations. The extension to the rear of the 1960's wing is a modest addition with a sympathetic modern design and materials. The subdivision of this building is along existing wall/building lines and will not cause harm to the interior or the significance of this structure.

The proposals for Rose Cottage are for restoration and an update which retain the historic plan, preserving the building's interest.

The small barn was converted to an annexe in the late 20th century, with a glazed link and new side wing added. The building is to be divided into two, along a former original external wall line. Subject to the detail of the new partition wall, this element is not considered to be problematic.

Externally the central courtyard will have a new landscaping scheme, the existing circular flower bed at the centre of the space (to be removed) being a 20th century addition and of no historic interest.

The greatest change is the conversion of the former pool house and extension to replace a conservatory at its rear. This will require a new driveway and parking bays. The existing building is a large pool structure with mock black and white applied timber frame and thatched roof and conservatory at the rear. It now has a rather dated appearance.

The building is to be remodelled and the conservatory extension replaced at the rear to create 4 new dwellings. The materials have been chosen to be sympathetic to the main listed group with timber dormers and vertical timber cladding. The roof will be retained as thatch. The design clearly references the historic buildings, but in a contemporary and sympathetic manner.

The new driveway and hard landscaping to access the new dwellings will require the alteration of the existing boundary treatment, but planting is to be reintroduced to soften the visual impact.

The new gardens throughout the site will be separated by soft landscaping and conditions should be imposed to ensure that this is retained to protect the verdant character of the garden space.

The Conservation Officer has assessed the proposals and, following the amended plans removing the garage buildings, now raises no objections to the scheme

The scheme is therefore considered to comply with policies SD2, SE1 and SE7 of the CELPS, HER1 and HER4 of the SADPD and Chapter 16 of the NPPF.

Residential Amenity

Policies HOU12 of the SADPD seeks to ensure development does not significantly injure the amenities of adjoining or nearby residential properties through a loss of light, overbearing effect or loss of sunlight/daylight with guidance on space distances between buildings contained in saved policy HOU13 of the SADPD and guidance within the Cheshire East Design Guide.

New residential developments should generally achieve a distance of between 18m and 21m between principal windows and 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties and these are set out in Policy HOU13. The policy includes provisions to increase these distances in circumstances when development exceeds two-stories in height.

It should also be noted that the Cheshire East Design Guide SPD also includes reference to separation distances and states that separation distances should be seen as a guide rather than a hard and fast rule.

The Design Guide identifies the following separation distances;

- 21 metres for typical rear separation distance
- 18 metres for typical frontage separation distance
- 12 metres for reduced frontage separation distance (minimum)

The separation distances between the existing properties surrounding the site and the proposed dwellings is within acceptable limits.

Within the site the new extension to form plot 4 would be positioned approximately 10m from the rear elevation of The Old Farmhouse, however the elevations are at an oblique angle to each other, and the new dwelling does not contain any windows in the facing elevation. The garden of plot 3 extends to the rear of plot 4 and would be positioned at a higher level than the garden to The Old Farmhouse. In order to prevent overlooking a mature hedge will be included between the two plots. The garden of the Old Farmhouse is large and there is plenty of space away from the boundary with plot 3 for future residents to enjoy privacy.

HOU9 of the SADPD states that 'sufficient amenity space should be provided to allow for the usual domestic arrangements associated with the size and type of dwelling being created, such as hanging washing or providing a reasonable sitting-out area'. Each plot would benefit from sufficient outdoor space in order to comply with policy HOU9.

The impacts on the existing and proposed residential properties are therefore within acceptable limits.

Highways

This application is for 10 dwellings which are split into two sections.

The existing access will serve 6 dwellings and a new access will serve 4 dwellings. The existing access design is suitable to serve the 6 units proposed and there is sufficient turning space provided internally. The new access can provide the required level of visibility and is suitable to serve 4 units. The parking provision is set at an acceptable level and meets the CEC car parking standards.

There are two separate bin storage areas, these are located on each access point. As these sites are to be gated, the internal roads will be private and unadopted.

In summary, the application is an acceptable design in relation to highways and no objections are raised by the Head of Strategic Transport, subject to conditions.

Arboriculture and Forestry

One individual moderate (B) tree and two moderate (B) category tree groups require removal together with 11 low (C) category trees and 10 low category groups. to provide working space for the development and accommodate outdoor amenity space. None of the proposed removals are protected by the Tree Preservation Order that covers the site.

One tree, a Beech (T16) requires removal for arboricultural reasons irrespective of the development.

It is agreed the majority of the proposed removals are not significantly prominent. Individual trees and groups of trees proposed for removal along the Stanneylands Road frontage are prominent within the immediate locale, however most are poorly located in relation to existing structures or have features which compromise their long-term retention.

Permanent hard surfacing is proposed within the Root Protection Areas of retained trees T6 and T12. The Council's Arboricultural Officer is satisfied that due to the free draining structure of the soils within the site, special engineering methods can be accommodated in accordance with Section 7.4 of BS5837:2012

Local Plan Policy SE 5 requires that all developments should ensure the sustainable management of trees, woodlands and hedgerows including the provision of new planting within new development to retain and improve canopy cover, enable climate adaptation resilience, and support biodiversity. Given the extent of tree removals proposed it is considered this planning application provides an opportunity to incorporate new planting to demonstrate that adequate mitigation has been provided, and a commitment to enhance the street scene.

No objections are raised by the Council's Arboricultural Officer, subject to conditions. Subject to conditions the proposal is considered to comply with policy SE 5 of the CELPS and ENV 6 of the SADPD.

Nature Conservation

Policy SE3 of the CELPS requires all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.

Policy NE5 of the WNP states that “Planning applications will be supported where it can be demonstrated that they will not adversely affect designated and non-designated wildlife habitats including Priority Habitats within Wilmslow.”

Bats

An initial bat survey has been undertaken of the application site. Potential evidence of roosting bats has been recorded within one of the buildings and the buildings provide a number of opportunities for roosting bats.

Following the initial survey a further survey was recommended which has been submitted and comments are awaited from the Council’s Nature Conservation Officer and will be included within an update.

Nesting birds

If planning consent is granted standard conditions would be required to safeguard nesting birds.

Hedgehogs

This priority species is known to occur in the broad locality and may occur on the application site on at least a transitory basis. The proposed development would have a minor adverse impact upon this species. If planning consent is granted a condition would be required to safeguard hedgehogs.

Ecological enhancement

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with Local Plan Policy SE 3.

If planning consent is granted an appropriate condition is required to secure the implementation of enhancement proposals.

Contaminated Land

A Preliminary Risk Assessment was requested by the Contaminated Land team. A Phase 1 investigation has now been submitted and a response from the Council’s Contaminated Land Team and will be included within an update prior to the committee meeting.

CONCLUSION

The application site comprises a vacant, previously developed site in a sustainable location, with good access to a range of local services and facilities and has good public transport links. The proposed development would add to the stock of housing in the local area.

The proposal provides a locally distinctive design, which also raises no significant highway safety, ecological or flood risk concerns, and does not raise any significant concerns in terms of the impact of the development upon the living conditions of neighbours.

The application is considered to result in an acceptable impact on the listed buildings and their setting. The application is recommended for approval.

The comments from the neighbours and Town Council are acknowledged and have been considered within this report; however, the proposal accords with the policies in the development plan and represents a sustainable form of development. Therefore, given that there are no material considerations to indicate otherwise, in accordance with policy MP1 of the CELPS, the application should be approved without delay, subject to conditions and further comments from the Council's Nature Conservation and Contaminated Land Officers.

RECOMMENDATION: Approve subject to the following conditions

1. A03FP - Commencement of development (3 years)
1. A01AP - Development in accord with approved plans
2. A06EX – Materials as application
3. A01LS –landscaping scheme to be submitted
4. A04LS – Implementation of landscaping scheme
5. Nesting bird survey to be submitted
6. Ecological Enhancement details to be implemented
7. Car parking spaces to be provided and retained at all times thereafter
8. Shared pedestrian/cycleway to be constructed
9. Construction management plan to be submitted
10. Safeguarding nesting birds
11. Implementation of hedgehog mitigation.
12. Tree Protection and Implementation Measures
13. Engineer no dig solution to be submitted
14. Drainage layout to be submitted (trees)
15. Works to be carried out in strict accordance with the drawings
16. No trellising, loggias, sheds, fencing within the new garden spaces
17. Detailed drawings of the new windows, doors to the new dwellings at a scale of 1:20
18. Samples of materials for the new dwellings.
19. Detailed drawing to show the location and interface of the new partition within the barn with the original timber framing.
20. Removal of PD rights

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

