

Application No: 14/5411N

Location: THE PRINTWORKS, CREWE ROAD, HASLINGTON, CW1 5RT

Proposal: Outline application for new residential development of up to 14 dwellings (resubmission of planning application reference 13/5248N)

Applicant: Georgina Hartley

Expiry Date: 17-Feb-2015

SUMMARY:

It is acknowledged that the Council is unable to robustly demonstrate a five-year housing land supply and that, accordingly, in the light of the advice contained in the National Planning Policy Framework, it should favourably consider suitable planning applications for housing that can demonstrate that they meet the definition of sustainable development.

There is an environmental impact in the locality due to the loss of open countryside. However, the proposal will not have a significant impact on the landscape character of the area especially given the 250 dwellings that have been allowed on appeal immediately adjacent to the site..

The proposal would satisfy the economic and social sustainability roles by providing for much needed housing adjoining an existing settlement where there is existing infrastructure and amenities. The proposal would provide policy compliant levels of affordable housing and contributions to education.

The boost to housing supply is an important benefit – and this application achieves this in the context of a deliverable, sustainable housing land release.

Local concerns of residents are noted, particularly in respect of highway matters but the impact is not considered to be severe under the NPPF test. An appropriate quality of design can be secured at reserved matter stage as can any impacts on amenity.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, amenity, flood risk, drainage, landscape and ecology.

The scheme represents a sustainable form of development and that the planning balance weighs in favour of supporting the development subject to a legal agreement and conditions.

RECOMMENDATION:

Approve subject to the completion of a Section 106 Agreement

PROPOSAL

This is an outline application for the erection of up to 14 dwellings on land adjacent to 204 Crewe Road, Haslington. The application is in outline form with all matters reserved apart from access. However an **indicative** site layout plan has been submitted with the application.

Access is proposed from a junction to be created off Crewe Road. The access road shown on the **indicative** layout plan runs straight through the site to a turning head at the end with the dwellings arranged around it.

A previous application (13/5248N), was refused by Southern Planning Committee on 24th September 2014 for the following reason:

“The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy NE.2 (Open Countryside) and Policy RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.”

SITE DESCRIPTION

The application site comprises a cleared site formerly associated with no. 204 Crewe Road, Haslington, a large detached dwelling and coach house fronting Crewe. The dwelling and application site share a vehicular access from Crewe Road which subdivides within the curtilage of the property. The site was formerly occupied by a commercial building, which was located to the rear of no. 204, approximately 105m back from Crewe Road, this has now been demolished.

The boundaries within the site are defined by established planting predominantly with trees throughout the site, although a significant number of trees have been removed as part of recent works. The site falls within the open countryside as designated in the Local Plan.

The surrounding area is characterised by residential properties set within large gardens. The site is within Open Countryside, as defined in the local plan, albeit only a short distance outside the Haslington Settlement Boundary.

RELEVANT HISTORY

13/5248N Refusal for outline application for up to 14 dwellings

12/1535N Non material amendment to application number 12/0325N

12/0325N Approval for replacement dwelling for previously approved residential conversion.

11/3894N Withdrawn application for conversion to residential

10/4295N Approval for residential conversion

NATIONAL & LOCAL POLICY

National Policy:

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

Of particular relevance are paragraphs 14 and 47.

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as being within the within Open Countryside.

The relevant Saved Polices are: -

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

BE.5 – Infrastructure

BE.6 – Development on Potentially Contaminated Land

NE.2 – Open Countryside

NE.5 – Nature Conservation and Habitats

NE.9 – Protected Species

NE.17 – Pollution Control

NE.20 – Flood Prevention

RES.7 – Affordable Housing

RES.3 – Housing Densities

RT.3 – Provision of Recreational Open Space and Children's Playspace in New Housing Developments

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

SE 1 Design

SE 2 Efficient Use of Land

SE 3 Biodiversity and Geodiversity

SE 4 The Landscape
SE 5 Trees, Hedgerows and Woodland
SE 9 Energy Efficient Development
SE 12 Pollution, Land Contamination and Land Instability
PG 1 Overall Development Strategy
PG 2 Settlement Hierarchy
PG5 Open Countryside
EG1 Economic Prosperity

Other Considerations:

Interim Planning Statement: Affordable Housing (Feb 2011)
North West Sustainability Checklist
The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

CONSULTATIONS:

Highways:

No objection subject to conditions.

Environmental Protection:

Recommend conditions/informatives relating to piling, noise generative works, lighting, travel plans, contaminated land and vehicle charging points.

Housing:

No objection subject to securing the 30% affordable housing provision.

Flood Risk Manager:

None received at the time of report writing.

United Utilities:

No objection subject to a condition relating to foul and surface water run-off.

Education:

Require a contribution of £32,538.87 towards primary education and £32,685.38 towards secondary education.

Haslington Parish Council:

Object to the proposal on the grounds that the development is poorly defined, is outside the settlement boundary in open countryside, contrary to local plan policy and the site should be returned to open countryside.

REPRESENTATIONS:

Neighbour notification letters were sent to adjoining occupants and a site notice posted.

At the time of report writing 5 representations have been received which can be viewed on the Council website. They express several concerns including the following:

- Inappropriate development in open countryside contrary to policy
- Excessive density of development
- Highway safety
- Unsafe access
- Lack of school places
- Impact on ecology
- Inconsistencies in the application documentation
- Impact on outlook
- Not infilling
- Loss of trees

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site lies largely in the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011, where Policies NE.2 and RES.5 state that only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Residential development will be restricted to agricultural workers dwellings, affordable housing and limited infilling within built up frontages.

The proposed development does not fall within any of these exceptions. As a result, it constitutes a “departure” from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined “in accordance with the plan unless material considerations indicate otherwise”.

The issue in question is whether the development represents sustainable development and whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy objection.

Housing Land Supply

Paragraph 47 of the National Planning Policy Framework requires that Councils identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

This calculation of Five Year Housing Supply has two components – the housing requirement – and then the supply of housing sites that will meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

The current Housing Supply Position Statement prepared by the Council employs the figure of 1180 homes per year as the housing requirement, being the calculation of Objectively Assessed Housing need used in the Cheshire East Local Plan Submission Draft.

The Local Plan Inspector has now published his interim views based on the first three weeks of Examination. He has concluded that the Council's calculation of Objectively Assessed Housing Need is too low. He has also concluded that following six years of not meeting housing targets, a 20% buffer should also be applied.

Given the Inspector's Interim view that the assessment of 1180 homes per year is too low, we no longer recommend that this figure be used in housing supply calculations. The Inspector has not provided any definitive steer as to the correct figure to employ, but has recommended that further work on housing need be carried out. The Council is currently considering its response to these interim views.

Any substantive increase of housing need above the figure of 1180 homes per year is likely to place the housing land supply calculation at or below five years. Consequently, at the present time, our advice is that the Council is unable to robustly demonstrate a five year supply of housing land. Accordingly recommendations on planning applications will now reflect this position.

Open Countryside Policy

In the absence of a 5 year housing land supply we cannot rely on countryside protection policies to defend settlement boundaries and justify the refusal of development simply because it is outside of a settlement, but these policies can be used to help assess the impact of proposed development upon the countryside. Where appropriate, as at Sandbach Road North, conflict with countryside protection objectives may properly outweigh the benefit of boosting housing supply.

Policy NE.2, seeks to protect the intrinsic character and beauty of the countryside.

The proposal is an area where the settlement boundary should be "flexed" in order to accommodate additional housing growth, it is immediately adjacent to a site where outline consent has been granted on appeal for up to 250 dwellings and there are residential properties to the south and north of the site. As such it is considered that whilst the site is designated as Open Countryside in the adopted local plan, its loss would not cause a significant level of harm to the character and appearance of the countryside that would significantly and demonstrably outweigh the benefits provided by the proposed development.

Sustainability

To aid this assessment, there is a toolkit which was developed by the former North West Development Agency. With respect to accessibility, the toolkit advises on the desired distances to local amenities which developments should aspire to achieve. The performance against these measures is used as a "Rule of Thumb" as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

Accessibility is a key factor of sustainability that can be measured. One methodology for the assessment of walking distance is that of the North West Sustainability Checklist, backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The Checklist has been specifically designed for this region and can be used by both developers and architects to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

The criteria contained within the North West Sustainability Checklist are also being used during the Sustainability Appraisal of the Cheshire East Local Plan. With respect to accessibility, the toolkit advises on the desired distances to local facilities which developments should aspire to achieve. The performance against these measures is used as a “Rule of Thumb” as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

The toolkit sets maximum distances between the development and local amenities. These comprise of everyday services that a future inhabitant would call upon on a regular basis, these are:

- a local shop (500m),
- post box (500m),
- playground / amenity area (500m),
- post office (1000m), bank / cash point (1000m),
- pharmacy (1000m),
- primary school (1000m),
- medical centre (1000m),
- leisure facilities (1000m),
- local meeting place / community centre (1000m),
- public house (1000m),
- public park / village green (1000m),
- child care facility (1000m),
- bus stop (500m)
- railway station (2000m).
- public right of way (500m)

In this case the development meets the standards in the following areas:

- Post box 260m
- Public house 600m
- Bus stop 300m
- Local shop 650m
- Bank or cash machine 900m
- Primary school 850m
- Local meeting place/community centre 650m
- Public park or village green 850m
- Child care facility 1000m

In summary, whilst the site does not comply with all of the standards advised by the NWDA toolkit, as stated previously, these are just guidelines and are not part of the development plan.

It is considered that as the site lies adjacent to existing and future residential development in Haslington, it would therefore be difficult to uphold a reason for refusal on the grounds of the site not being in a sustainable location.

Accordingly, it is considered that this is a locationally accessible site.

There are, however, three dimensions to sustainable development:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

***an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy*

***an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL SUSTAINABILITY

The site is a greenfield site and therefore not the first priority for development. It is however immediately adjacent to existing and future residential development. The site is within walking distance of Haslington village, which offers a wide range of essential facilities

Trees & Landscape

This is an outline application for a residential development of up to fourteen dwellings. Although there is a description of the site given in the Design and Access Statement, no landscape appraisal has been submitted.

An illustrative layout has also been submitted and the Arboricultural assessment indicates that a number of trees will need to be removed, as well as a hedge (H1). The Design and Access Statement indicates that trees located on the boundary will be retained, nevertheless three trees, T1, T2 and T3, located along the front of the application site along the Crewe Road frontage will need to be removed, along with a number of others within the site.

Whilst it is not considered that the proposals would result in any significant landscape or visual impacts, it is considered that appropriate landscape conditions should be attached to any planning permission, to both mitigate the losses and to ensure good design.

Ecology

An area of habitat on site, described by the original habitat survey report submitted in support of an earlier application at this site this application, as 'Target Note One - Derelict Orchard Area' supported the required number of indicator species at sufficient abundances to qualify as a Local Wildlife Site under the 'Semi-improved grassland' selection criteria. Prior to the submission of this current application much of this area of habitat has been destroyed and a revised habitat survey has been submitted which shows the reduced area of this habitat on site. Much of the remaining area of this habitat is shown as being retained on the submitted indicative layout.

If planning consent is granted it is recommended that conditions be attached to secure the following:

- Retention of the remaining area of semi-improved grassland located in the northern portion of the site as shown on the submitted habitat plan dated August 2014.
- The submission of a method statement for the safeguarding of this area of habitat during the construction process in support of any future reserved matters application.
- The submission of a 10 year habitat management plan in support of any future reserved matters application.

Ponds are present a short distance from the proposed development. However Great Crested Newts are unlikely to be present or affected by the proposed development.

The habitat of a protected species has been identified in close proximity to the proposed development. An acceptable outline mitigation method statement detailing how this would be safeguarded as part of the proposed development has been submitted. Should the application be approved a condition should be attached requiring any future reserved matters application to be supported by an updated protected species survey and a detailed mitigation method statement.

Residential Amenity

The application is in outline form and the site layout submitted is only indicative. Nonetheless, it is considered that the site is capable of accommodating 14 dwellings without having an adverse impact having regard to privacy, light loss or outlook.

Adequate private residential amenity space could be provided within the domestic curtilages of each property.

Should the application be approved conditions should be imposed relating to piling operations, external lighting, noise mitigation, contaminated land and electric vehicle infrastructure.

Design & Layout

This is an outline planning application therefore the layout drawing is only indicative. Should the application be approved, appearance and layout would be determined at reserved matters stage.

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

The indicative layout shows a development of a very suburban nature not appropriate to this rural location. Therefore, should the application be approved the reserved matters should take account of this and amend the design accordingly.

Highways

As with the previous application, the key issues are as follows:

1. Achieving appropriate visibility measurements to and from the access;
2. Providing visibility to/from the access within the available land ownership; and
3. Providing sufficient spacing between the access and existing accesses.

Visibility Measurements

As per the previous application (13/5248N) the Head of Strategic Infrastructure has agreed to accept a 2.4m x 59m visibility splay from the site access. This has been based on the stopping sight distance (SSD) for on-street wet weather speeds of up to 38mph. The submitted drawing (SCP/13309/GA02) demonstrates that a 2.4m x 59m visibility splay can be achieved in both directions from the location access.

Land Ownerships

In order to obtain visibility to the left of the site access, a sightline across a third party section of land is required. Land title deeds have been presented on behalf of the applicant, which demonstrates a legal right to the maintenance of a visibility splay across a section of the land affected, on behalf of the Printworks site. The Head of Strategic Infrastructure is therefore satisfied the sightlines could be maintained in future.

Access Spacing

Previous concerns were raised by the Head of Strategic Infrastructure with regards to the spacing between the new access and the existing access due to a concern about the possibility for collisions between vehicles entering and exiting the two junctions. It was requested the spacing be maximised insofar as reasonably practical. The site access drawing

submitted with this application has junction spacing at approximately 25m. The new access is relatively central to the site and is of approximately equal distance between the access to 204 Crewe Road and the farm gate to the east.

At locations where the adjacent accesses were serving more than a single dwelling or a single farm access, the Head of Strategic Infrastructure would seek a greater level of junction spacing; however at this particular location, the Head of Strategic Infrastructure has accepted the 25m junction spacing as shown.

Conclusions

To conclude, the planning application is outline with means of access identified, and for the purposes of planning, the applicant has demonstrated that an acceptable access can be achieved. The proposed junction access is considered acceptable in principle, and would need to be delivered by the applicant under a s.278 agreement.

As previously, in addition to the drawings at the site access, the Head of Strategic Infrastructure would recommend a condition requiring a detailed suite of drawings to be provided relating to the internal highway layout. This can be done under a s.38 agreement, if the applicant wishes to offer the road for adoption. The applicant should be advised that the SHTM will seek an internal carriageway alignment with greater horizontal deflection than currently shown, in line with Manual for Streets, and there may also be a need to provide a more extensive footway into the site than is currently shown.

Flood Risk and Drainage

The Flood Risk Manager has been consulted on this application but has not provided a response at the time of report writing. An update will be provided to Members prior to Committee determining the application.

ECONOMIC SUSTAINABILITY

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

‘The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth’

Given the countryside location of the site, consideration must also be given to one of the core principles of the Framework, which identifies that planning, should recognise:

‘the intrinsic character and beauty of the countryside and supporting thriving rural communities within it’.

Specifically, in relation to the rural economy the Framework identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

‘support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings’

The economic benefits of the development need to be balanced against the impact upon the open countryside and the loss of agricultural land.

With regard to the economic role of sustainable development, the proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits to Haslington, including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

SOCIAL SUSTAINABILITY

The proposal will provide new family homes, including 30% affordable homes and contributions to secondary education provision. The site is also within walking distance of Haslington village, which offers a wide range of essential facilities.

Affordable Housing

The proposal would provide 30% affordable housing provision, which should be provided with a tenure split of 65% social rented and 35% intermediate tenure. The affordable units should be ‘pepper potted’ within the site in order to remain tenure blind. The affordable housing should be secured by Section 106 Agreement, which should also ensure that the affordable housing is provided no later than the occupation of 50% of the open market dwellings.

Public Open Space

The proposal is for up to 14 dwellings and Policy RT.3 of the adopted local plan only requires provision of open space or contributions for developments of more than 20 dwellings. As such no provision is required as part of the proposal.

Education

The Education Department were consulted and have confirmed that 14 dwellings are forecast to require 2 secondary and 3 primary school places. Forecasts show that the development will impact on both primary and secondary provision. As such based on an additional 2 secondary level and 3 primary level pupils, a total contribution of £65,224.25 is required. This should be secured by Section 106 Agreement.

Response to Objections

The representations of the members of the public have been given careful consideration in the assessment of this application and the issues raised are addressed within the individual sections of the report. However the disbenefits of the development identified by the objectors are not considered to significantly and demonstrably outweigh the benefits provided by the development. In particular highway safety including the access has been assessed by Officers and found to be acceptable.

S106 Contributions:

LEVY (CIL) REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As explained within the main report, the financial contributions to primary and secondary education would help to make the development sustainable and is a requirement of the Interim Planning Policy, local plan policies and the NPPF. It is directly related to the development and is fair and reasonable.

Conclusion – The Planning Balance

Taking account of Paragraphs 49 and 14 of the NPPF there is a presumption in favour of the development provided that it represents sustainable development unless there are any adverse impacts that *significantly and demonstrably* outweigh the benefits.

The proposal is contrary to development plan policy NE.2 (Open Countryside) and therefore the statutory presumption is against the proposal unless material considerations indicate otherwise, however given the lack of a demonstrable supply of housing land at this time it is considered that the policy in this context is out of date and cannot be relied upon.

The development would provide market and affordable housing to meet an acknowledged shortfall and contributions to education. The proposal would also have some economic benefits in terms of jobs in construction, spending within the construction industry supply chain and spending by future residents in local shops.

It is also necessary to consider the negative effects of this incursion into Open Countryside by built development. Nevertheless, it is not considered that this is sufficient to outweigh the benefits in terms of housing land supply in the overall planning balance.

The Inspector on the site to the south 13/4301N, concluded that *“residential development of the appeal site should be regarded as sustainable in accordance with the definition set out in the Framework.”*

On the basis of the above, it is considered that the application should be approved subject to the imposition of appropriate conditions and the completion of a Section 106 Agreement to secure contributions to education and the provision of 30% affordable housing.

RECOMMENDATION

Approve subject to the completion of a Section 106 Agreement..

Heads of Terms:

- **£65,224.25 to primary and secondary education,**

- **provision of 30% affordable housing**

and the following conditions:

- 1. Commencement**
- 2. Submission of reserved matters (all matters other than access)**
- 3. Approved plans**
- 4. Submission of an investigation and risk assessment for residential gardens in relation to potential contamination.**
- 5. Submission and approval of a construction management plan including any piling operations and a construction compound within the site**
- 6. Restriction on hours of piling to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday and no working on Sundays or public holidays.**
- 7. Reserved matters to include details of any external lighting.**
- 8. Access to the site shall be completed prior to first occupation of any of the dwellings**
- 9. Reserved matters to include a detailed suite of design construction plans for the adoptable highways**
- 10. Submission of drainage scheme to include foul and surface water including sustainable drainage systems**
- 11. Tree and hedgerow protection measures**
- 12. Breeding bird survey for works in the nesting season**
- 13. Reserved matters to include updated protected species surveys**
- 14. Reserved matters to include details of existing and proposed levels**
- 15. Reserved matters to include a single electric vehicle charging point for each dwelling**
- 16. Reserved matters to include details of replacement tree planting**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

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