

Application No: 15/3563N
Location: Land Off, LONGHILL LANE, HANKELOW
Proposal: Erection of 5 dwellings and creation of new vehicular access off Longhill Lane
Applicant: D E Thelwell
Expiry Date: 28-Sep-2015

SUMMARY:

The proposal is considered to be acceptable in principle; given the site is located approximately 81 metres east of the Hankelow Settlement Boundary and directly adjacent to an established linear form of development on the opposite side of Longhill Lane, as well as its proximity to services and facilities accessible via public transport. It is considered therefore that on balance, the proposal would outweigh the limited conflict with local plan policy in terms of its location within the open countryside and the sites current classification as Grade 3b agricultural land and as such would represent a sustainable form of development.

The development would assist the Council's 5 year housing land supply position and would promote modest economic growth whilst fulfilling the social dimension of sustainability.

It is considered that these considerations would outweigh the proposals conflict with the adopted local plan in terms of the site location which lies outside the settlement boundary. Furthermore, it is considered that any harm arising from these issues would not be substantial or demonstrable, and therefore the presumption in favour of development, under paragraph 14 of the NPPF applies.

The proposal is made in outline with approval for access. Highway Authority raises no objections subject to conditions to secure the required visibility splays and the provision of a footway along the site frontage and proposed pedestrian link towards the village. Matters relating to design and layout are reserved for future consideration, however it is considered that the application site is capable of comfortably accommodating 5 no. dwellings and private amenity space whilst respecting the character and appearance of the locality.

The impact of the proposal on the existing trees is considered to be acceptable at this stage subject to further information submitted at reserved

matters. The application is considered to have an acceptable impact on the sites ecology subject to conditions.

RECOMMENDATION:

APPROVE subject to conditions and the completion of a S106 Agreement

REFERRAL

The application has been referred to Southern Planning Committee as Cllr Rachel Bailey has requested to call in the application.

PROPOSAL

The proposal seeks outline planning permission for 5 no. dwellings with approval for access.

SITE DESCRIPTION

The application site is a portion of greenfield land along Longhill Lane, lying approximately 130m south east of the junction to the A529 (Audlem Road).

Detached properties lie on the opposite side of the road to the south east whilst an agricultural field lies to the north. Brookfield Golf Course lies to the east whilst properties and Hankelow village green lie to the west.

A line of trees borders the eastern boundary of the site.

RELEVANT HISTORY

14/4164N - Outline planning application for erection of five dwellings, installation of package treatment plant and creation of access road. Withdrawn 07th November 2014.

NATIONAL & LOCAL POLICY

National Policy:

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

Of particular relevance are paragraphs:

17, 49 & 55

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Local Plan 2011.

The relevant Saved Policies are: -
NE.2 - Open Countryside
NE.5 – Nature Conservation
NE.12 – Agricultural Land Quality
BE.1 - Amenity
BE.2 - Design Standards
BE.3 - Access and Parking
BE.4 – Drainage, Utilities and Resources
RES.5 - Housing in the Open Countryside
TRAN.9 - Car Parking Standards

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:

Policy MP1 – Presumption in Favour of Sustainable Development
Policy PG 5 - Open Countryside
Policy SD 1 - Sustainable Development in Cheshire East
Policy SD 2 - Sustainable Development Principles
Policy EG 2 - Rural Economy
Policy SE 1 – Design
Policy SE 2 – Efficient Use of Land
Policy SE 4 - The Landscape
Policy SE 5 - Trees, Hedgerows and Woodland

Supplementary Planning Documents:

Development on Backland and Gardens

CONSULTATIONS:

Highway Authority: No objection subject to a condition regarding visibility splays and the provision of a public footway which would require the applicant to enter into a S.278 Agreement with the Highway Authority.

Environmental Health: No objection subject to pre-commencement conditions requiring a method statement for any piling work, the inclusion of electric vehicle charge points and confirmation of contaminated land. Compliance condition relating to hours of work is also suggested.

United Utilities: No objection subject to the submission of a foul and surface water disposal scheme.

Strategic Housing: No objection subject to the provision of 1 no. on-site affordable housing and 0.5 of a unit to be paid as a commuted sum.

Hankelow Parish Council: Object to the proposal. Concerns raised include impact of the proposal on the development of the Neighbourhood Plan, loss of agricultural land, highway and drainage implications, no demonstrable requirement for the proposal.

REPRESENTATIONS:

16 representations received objecting to the proposal which raise the following concerns:

- highway safety
- adverse impacts on existing and proposed drainage
- loss of agricultural land
- conflict with the draft neighbourhood plan for Hankelow
- conflict with local plan policies, impact on existing level of service offered by Audlem medical practice,
- adverse impact on ecology and trees
- adverse impact on existing levels of residential amenity
- light pollution
- recent planning permissions granted in the area for new development
- the site is unsustainable and would not adhere to the provisions set out in the NPPF
- poor relationship with existing buildings
- adverse impact on existing character of the village
- increased pressure on local amenities
- there is no defined need for the development
- lack of information in regards to the economic benefit the proposal would bring, adverse impact on the local environment.

APPRAISAL:

The key issues are:

Principle of Development

Character, Appearance and Landscaping

Residential Amenity

Access and Parking

Trees

Ecology

Drainage

Principle of Development

The site lies largely in the Open Countryside as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011, where policy NE.2 states 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 would not fall within any of the categories of exception to the restrictive policy relating to development within the open countryside. 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 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 (“the NPPF”) 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 help meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance (“the NPPG”) indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

The last 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 published his interim views based on the first three weeks of Examination in November 2014. He concluded that the Council’s calculation of objectively assessed housing need is too low. He 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, officers 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 Examination of the Plan was suspended on 15th December 2014.

Following the suspension of the Examination into the Local Plan Strategy and the Inspectors interim views that the previous objectively assessed need (OAN) was ‘too low’ further evidential work in the form of the “*Cheshire East Housing Development Study 2015 – Report of Findings June 2015*” produced by Opinion Research Services, has now taken place.

Taking account of the suggested rate of economic growth and following the methodology of the NPPG, the new calculation suggests that need for housing stands at 36,000 homes over the period 2010 – 2030. Although yet to be fully examined this equates to some 1800 dwellings per year.

The 5 year supply target would amount to 9,000 dwellings without the addition of any buffer or allowance for backlog. The scale of the shortfall at this level will reinforce the suggestion that the Council should employ a buffer of 20% in its calculations – to take account ‘persistent under delivery’ of housing plus an allowance for the backlog.

The definitive methodology for buffers and backlog will be resolved via the Development Plan process. However the indications from the work to date suggests that this would amount to an identified deliverable supply target of around 11,300 dwellings.

This total would exceed the total deliverable supply that the Council is currently able to identify. As matters stand therefore, the Council remains unable to demonstrate a 5 year supply of housing land. On the basis of the above, the provision of housing land is considered to be a substantial benefit of the proposal.

Open Countryside Policy

Countryside policies in existing local plans can be considered as consistent with NPPF and are not housing land supply policies in so far as their primary purpose is to protect the intrinsic value of the countryside in accordance with paragraph 17 of the NPPF– and thus are not of date, even if a 5 year supply is not in evidence. However, it is acknowledged that where the Council cannot demonstrate a 5 year supply, they may be out of date in terms of their geographical extent, in that the effect of such policies is to restrict the supply of housing. They accordingly need to be played into the planning balance when decisions are made. Where appropriate, as at Sandbach Road North and the Gables in Spurstow, conflict with countryside protection objectives may properly outweigh the benefit of boosting housing supply.

Therefore, the proposal remains contrary to Open Countryside policy regardless of the 5 year housing land supply position in evidence at any particular time and a judgement must be made as to the value of the particular area of countryside in question and whether, in the event that a 5 year supply cannot be demonstrated, it is an area where the settlement boundary should be “flexed” in order to accommodate additional housing growth.

Consequently, the main issues in the consideration of this application are the sustainability of the site and whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits in terms of housing land supply.

Loss of Agricultural Land

Paragraph 112 of the NPPF states that *“where significant development of agricultural land is necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.”*

Policy NE.12 states that development on the best and most versatile agricultural land will not be permitted unless amongst other criteria, the development is supported in the local plan, it can be demonstrated that the development cannot be accommodated on land of lower agricultural value or non agricultural land or the sustainability considerations suggest that the use of higher quality agricultural land is preferable to the use of poorer quality agricultural land.

The Agent has submitted an Agricultural Land Statement in support of the application as well as an Agricultural Justification Report produced by Rostons Ltd in 2009.

The site would form part of existing Grade 3b agricultural land which is described in the agricultural land classification system as being *“moderate quality agricultural land capable of*

producing moderate yields of a narrow range of crops, principally cereals and grass or lower yield of a wider range of crops or high yields which can be grazed or harvested over most of the year.”

The application states that the soils are fairly heavily textured and slowly permeable and that the land is of moderate quality.

The Site Location Plan attached to Appendix 2 of the submitted Justification Report indicates that the application site forms part of the field which suffers from poor drainage and soil type, resulting in difficulty when farming this area of land. This results in low yield in terms of arable crop farming and subsequent low margin profitability.

As a result the development would not result in the loss of BMV agricultural land.

Sustainability

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 34 of the NPPF states that decisions should ensure that developments that generate travel movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 55 of the National Planning Policy Framework states that housing should be located where it will enhance or maintain the vitality of rural communities, for example development in one village may support services in a village nearby.

The application site is located approximately 81m east of Hankelow Settlement Boundary.

A recent appeal decision made on 5th February 2014 for the provision of 10 no. dwellings on a site approximately 500m north of the application site was allowed (LPA Ref: 12/2309N/PINS Ref: PP/R0660/A/13/2190651), with the Inspector concluding in paragraph 14 that in locational terms, the site appeared to be *“reasonably accessible for a rural settlement.”*

This application site is located in closer proximity to the village and its facilities than the site allowed at the above appeal. The site lies within 120m south east of the nearest bus stops, public house and village green and 160m south east of a post box. Hankelow Methodist Church is located approximately 160m north west of the site. Audlem Road forms part of the National Cycle Network.

There is currently no footway along Longhill Lane to Audlem Road. The applicant has agreed to provide a new footway along the site frontage as part of a S.278 Agreement with the Local Planning Authority. This would provide a pedestrian link from the application site to Audlem Road and the existing bus stops.

Audlem village centre, which has a greater range of facilities including a primary school and surgery is located approximately 2km south of the site.

The Inspector accepted in the previous decision that *“whilst the use of the car is likely to predominate, there are viable alternative modes of transport”*, and concluded that *“In locational terms, the appeal site appears to me to be reasonably accessible for a rural settlement.”*

In this respect, provided the footway link is provided, the site is considered to be locationally sustainable.

Affordable Housing

In line with Policy RES.8 of the Borough of Crewe and Nantwich Local Plan 2011, the proposal is required to provide a provision of 30% affordable housing, leading to a requirement of 1.5 dwellings.

The SHMA 2013 shows a need for smaller dwellings in the Audlem area which includes Hankelow. In addition, Cheshire Homechoice shows a number of people on the waiting list for accommodation in Audlem. A local housing needs survey was carried out in 2013 which showed a need for affordable housing from 14 households. The majority of these are single person households on low incomes.

Strategic Housing recommends the provision of one unit to be provided as affordable with the remaining 0.5 to be paid as a commuted sum.

The applicant has agreed to provide the contribution required, however the commuted sum requested by Strategic Housing has not yet been confirmed. This will be provided as a committee update.

Character, Appearance and Landscaping

The application is made in outline, therefore design and layout considerations have been reserved for future consideration.

The plot size is considered to be capable of accommodating 5 no. new dwellings and adequate amenity space without appearing cramped or incongruous in this location, particularly in the context of the existing properties which front the opposite side of the road.

Existing properties along Longhill Lane are detached and set slightly back from the main road with front gardens, private driveways and defined boundary treatments, particularly along the road frontage.

The submitted indicative Block Plan shows the properties would be set further back from the road frontage than the properties opposite and would share an access drive into the site.

It is advisable that the layout is amended somewhat at reserved matters stage so that each property is relocated slightly further forward to front the lane, which is considered would be more sympathetic to the existing built form of the immediate area.

It is also advised that the proposed properties are commensurate in their scale and size.

Existing properties on the opposite side of the road comprise a mixture of single storey bungalows and larger, detached two storey properties. Material finishes comprise render and red brick with dark roof tiles. Integral garages are sited to the rear of the properties.

The overall appearance of the scheme should take the existing context and appearance into account during any reserved matters stage.

Residential Amenity

It is considered that 5 no. dwellings could be sited comfortably on the plot, whilst meeting the required separation distances to neighbouring properties and providing sufficient private amenity space within the curtilage, as set out in the Authorities SPD on 'Development on Backland and Gardens'. The indicative plans show that there would be separation distances of between 26m and 32m to the dwellings on the opposite side of Longhill Lane.

Detailed boundary treatments would be considered at reserved matters stage.

Should the application be approved, conditions securing details and methods of piling operations, construction hours and contaminated land are considered reasonable to attach to the permission.

Access and Parking

The properties would be served from a priority access to Longhill Lane to which private driveways would serve each plot.

The submitted Highway Report advises visibility splays and stopping sight distances of 59m and 54m, respectively, which would be provided as part of the removal/relocation of the existing hedgerow boundary.

The Highway Authority consider that the splays would be acceptable, however it is advised that the splays are shown on a topographical survey base plan in order that they can be suitably conditioned, rather than on the overhead photograph as provided in the appendices to the Highway report. This would be provided as part of an update to the application.

The Head of Strategic Infrastructure indicated to the applicant that it would be appropriate to provide a footway along the site frontage towards the village as far as the driveway to the property that lies on the corner of Longhill Lane and the A529 for the purposes of sustainable transport movement and the safety of pedestrians. An existing narrow footway exists alongside the public house opposite.

Following receipt of comments from the Head of Strategic Infrastructure the applicant has offered to provide a footway/footpath that initially runs along the frontage of the development proposal (west of the site access) and then to the rear of existing properties in a northwesterly direction to meet Audlem Road. This has been demonstrated on the revised layout plans.

Discussions are currently being undertaken with the Highway Authority and an update will be supplied prior to Southern Planning Committee meeting.

The proposal would comply with Policy BE.3 of the Borough of Crewe and Nantwich Local Plan 2011.

Trees

The Agent has submitted a revised indicative Site Layout Plan, taking into account comments made by the Arboricultural Officer. The revised plan includes trunk positions crown spreads and root protection areas.

On this basis, the plan would appear to show that the property and garage sited on plot 5 would encroach into the RPA of the mature high grade Oak tree located on the western boundary of the site. However, as an outline application, the full arboricultural impacts of development would only be realised at reserved matters stage with the submission of a detailed layout.

It is advisable therefore that the final layout is designed accordingly during reserved matters stage, to ensure no encroachment and no damage to the oak tree or the existing trees on the western boundary.

A tree protection condition is considered to be reasonable to safeguard any retained trees on or adjacent to the site. A condition requiring the submission of an arboricultural method statement is also considered to be reasonable should the final layout have any impact on the trees located along the western boundary.

Hedgerows

The submitted layout plan indicates that the proposal would involve the removal of a section of roadside hedge to allow access into the site, as part of the proposal.

The agent has provided an assessment of the length of roadside hedge proposed for removal, in accordance with the Hedgerow Regulations 1997.

The assessment advises that the hedgerow has no historic significance and does not classify as important in line with the criteria set out in the Regulations.

The Assessment recommends that a replacement native hedgerow could be planted along the site frontage, behind the visibility splay. It is recommended that this is provided as part of any landscaping scheme during reserved matters stage.

Ecology

Great Crested Newts

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places,

- in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment

and provided that there is

- no satisfactory alternative and
- no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK implements the Directive in the Conservation of Habitats & Species Regulations 2010 which contain two layers of protection

- a requirement on Local Planning Authorities (“LPAs”) to have regard to the Directive`s requirements above, and
- a licensing system administered by Natural England.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. “This may potentially justify a refusal of planning permission.”

The NPPF advises that LPA’s should contribute 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’*.

The NPPF also states that the planning system should contribute to and enhance the natural and local environment by *‘minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’*.

The converse of this advice is that if issues of detriment to the species, satisfactory alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

In this case the submitted survey has identified a small population of GCN within the study site boundary. In this case the Councils Ecologist considers that the proposed level of Great Crested Newt Mitigation is considered to be acceptable and is considered would prevent adverse impacts on the local population of a European Protected Species. Full compliance with the proposed Mitigation Measures would be made conditional as part of any approval.

In this case the development is in the interests of overriding public interest as it will provide much needed housing in this rural area and there is no satisfactory alternative. There would be no detriment to the maintenance of the species population at favourable conservation status in their natural range as the submitted report recommends Great Crested Newt mitigation measures.

Nesting Birds

Given the application would involve the removal of a section of roadside hedge, a condition regarding the protection of breeding birds is considered reasonable.

Drainage

United Utilities raise no objections subject to conditions to secure the submission of foul and surface water drainage schemes.

Any comments received from CEC Flood Risk would be provided as an update.

Neighbourhood Plan

In this case approval has been given to designate a Hankelow Neighbourhood Plan Area. To date a questionnaire has been undertaken and the Hankelow Neighbouring Plan Steering Group are currently applying to Cheshire East for assistance in the production of a draft plan.

Planning Balance

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.

The most important material consideration in this case is the NPPF which states at paragraph 49 that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The development plan is not “absent” or “silent”. The relevant policies are not out of date because they are not time expired and they are consistent with the “framework” and the emerging local plan. Policy NE.2, whilst not principally a policy for the supply of housing, (its primary purpose is protection of intrinsic character and beauty of the countryside,) it is acknowledged has the effect of restricting the supply of housing. Consequently the application must be considered in the context of paragraph 14 of the Framework, which states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.....For decision taking means:

- *approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*

- *specific policies in the Framework indicate development should be restricted.”*

It is therefore necessary to consider whether the proposal constitutes “sustainable development” in order to establish whether it benefits from the presumption under paragraph 14. The cases of Davis and Dartford have established that “*it would be contrary to the fundamental principles of the NPPF if the presumption in favour of development, in paragraph 14, applied equally to sustainable*

and non-sustainable development. To do so would make a nonsense of Government policy on sustainable development". In order to do this, the decision maker must reach an overall conclusion, having evaluated the three aspects of sustainable development described by the framework (economic, social and environmental) as to whether the positive attributes of the development outweighed the negative in order to reach an eventual judgment on the sustainability of the development proposal. However, the Dartford case makes clear that this should be done simultaneously with the consideration of whether *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole"* as required by paragraph 14 itself and not on a sequential basis or as a form of preliminary assessment.

In this case, the development would provide market and affordable housing to meet an acknowledged shortfall. 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.

Balanced against these benefits must be the negative effects of an incursion into Open Countryside. However, the incursion into the open countryside is considered to be small and the scale of the site is not considered to be significant.

Given the site's location adjacent to the Hankelow Settlement Boundary and opposite an established form of residential development as well as its proximity to services and facilities in nearby settlements, and the recent appeal decision north of the site, it is not considered that the incursion into open countryside and loss of this portion of agricultural land is sufficient to outweigh the benefits in terms of housing land supply in the overall planning balance.

On the basis of the above, it is considered that the proposal is acceptable subject to the imposition of appropriate conditions.

RECOMMENDATION

APPROVE subject to the following conditions and the satisfactory completion of a S106 Agreement comprising;

Heads of terms:-

1. A scheme for the provision of 1 affordable housing unit – to be provided as social rent/affordable rent. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision**
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

2. A contribution for off-site affordable housing (Final sum TBC)

And the following conditions:

- 1. Submission of Reserved Matters**
- 2. Application for Approval of Reserved Matters**
- 3. Commencement of Development**
- 4. Plans**
- 5. Submission / Approval and Implementation of Piling Method Statement**
- 6. Submission / Approval of Information regarding Contaminated Land**
- 7. Tree Protection**
- 8. Submission / Approval of Arboricultural Impact Assessment**
- 9. Survey for nesting birds**
- 10. Visibility splays at access**
- 11. Submission / Approval of a Foul Water Drainage Scheme**
- 12. Submission / Approval of a Surface Water Disposal Scheme**
- 13. Provision of Electric Vehicle Infrastructure**
- 14. Provision of a pedestrian link**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) 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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