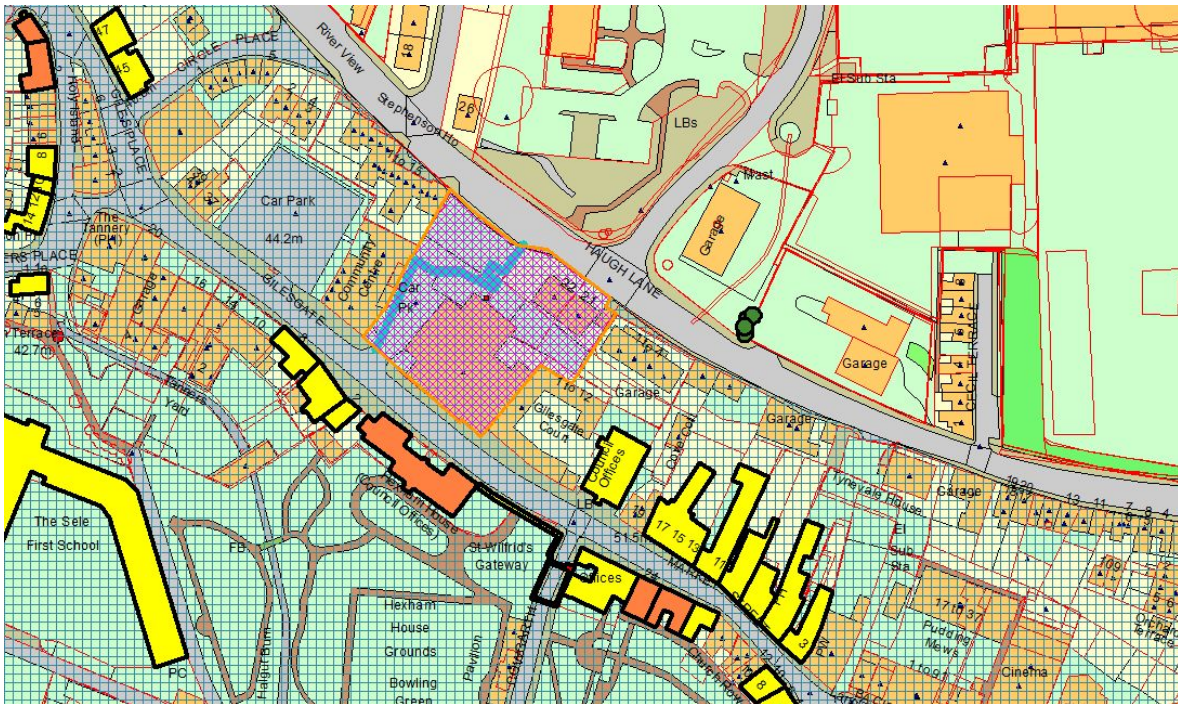


Northumberland County Council

Strategic Planning Committee (4pm County Hall): 1 October 2019

Application No:	18/04200/FUL		
Proposal:	Part demolition of existing buildings on the application site (retention of the existing stone facade to the former swimming pool fronting onto Gilesgate) and the erection of 45 no residential apartments with associated communal facilities, landscaping, car parking and diversion of Public Right of Way through the application site (amended description)		
Site Address	Former Swimming Pool and associated land, Gilesgate, Hexham, Northumberland, NE46 3NP		
Applicant:	Mr Robert Skelly Stonecroft House, Newbrough, Hexham, NE47 5AX	Agent:	Mr Michael Axtell Suite 2A, Metro House, Metrocentre, Gateshead NE11 9NH
Ward	Hexham Central With Acomb	Parish	Hexham
Valid Date:	12 December 2018	Expiry Date:	13 September 2019
Case Officer Details:	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 The application is to be determined by committee as it is a major application of a former Northumberland County Council property and land and the site is a key regeneration site within the centre of Hexham.

2. Description of the Proposals

2.1 Planning permission is sought for the demolition of the former swimming pool in Hexham and the redevelopment of the site for 45 apartments including landscaping and parking. The site covers an area of 0.3 hectares and stretches from Gilesgate in the south to Haugh Lane to the north, with a change in level of some 10 metres from south to north. The proposal would retain the former swimming pool façade on Gilesgate, and set behind this would be a new four storey building in a roughly T-shaped plan, which would become seven storeys in height on the Haugh Lane elevation.

2.2 The accommodation would consist of 6 one bedroom units, 36 two bedroom units, plus 2 two bedroom duplex units and one two bedroom penthouse. On the Gilesgate frontage there would be two landscaped garden areas, one adjacent to Gilesgate Court to the east and the other adjacent to Hexham Community Centre to the west where the pedestrian access into the building from the south would be provided. Further areas of landscaping and trees would be located in the north-west corner adjacent to the realigned public footpath through the site.

2.3 The site would have vehicular access with automatic gates from Haugh Lane, where 46 car parking spaces would be provided both in an undercroft parking area which would include disabled parking bays and bays with electric charging points; and externally in two single storey 'pavilions' located in the northern side of the site: one for four parking spaces and the other for 7, plus external parking. In the lower ground level of the building a large refuse storage area, together with internal cycle storage, plant room and operational equipment would be provided. A separate pedestrian access would also be provided from Haugh Lane.

2.4 The building would be constructed mainly of a Durham Claret red brick with areas of smooth faced coursed stone. A more random stone would be used on the Haugh Lane elevation. The mansard style roof would be finished in natural slate with a single ply flat roof membrane. Adjacent to Gilesgate Court there would be a structural retaining wall consisting of stone filled gabions which would be planted to create a green wall. The boundaries of the site would have vertical galvanised steel railings finished in a black finish with stone pillars and features.

2.5 The site consists of the former Bell's Warehouse building of 1885 which was adapted for the construction of the swimming baths which opened in 1974. Adjacent to the western elevation of the swimming pool was a Northumberland County Council run car park, through which runs a Public Right of Way which connects Gilesgate with Haugh Lane. The site also has a pair of semi-detached bungalows in the north-eastern corner of the site which would be demolished for the development. The site has been vacant since 2008.

2.6 The site is located within the centre of the town and within the Hexham Conservation Area. The swimming pool building is not a listed building but is considered to be a non-designated heritage asset. The site is close to a number of listed buildings and other heritage assets.

2.7 The application was accompanied by the following documents:

- Heritage Statement Rev A (Queensberry Design) 19 October 2018
- Heritage Statement – Addendum (Queensberry Design Ltd) 31 July 2019
- Design and Access Statement (Queensberry Design Ltd) November 2018
- Design and Access Statement Addendum (Queensberry Design Ltd) August 2019
- Planning Statement (Lichfields 2018)
- Project Design for an Archaeological Excavation (The Archaeological Practice September 2018)
- Archaeological Evaluation and Historic Building Recording (The Archaeological Practice, January 2019)
- Written Scheme of Investigation for Archaeological Strip, Map and Record (The Archaeological Practice Ltd, 20 August 2019)
- Statement of Community Involvement (Lichfields October 2018)
- Ecological Appraisal and Bat Survey (E3 Ecology Ltd) May 2018
- Flood Risk Assessment (Queensberry Design Ltd) September 2018)
- Arboricultural Statement (MWA Arboriculture Ltd 17 April 2018)
- Viability appraisal
- Ground Investigation Report (Queensberry Design Ltd) 28 February 2018
- Noise Assessment (October 2018)
- Phase 1 Desk Study Report (21 December 2017)
- Demolition Phasing Plan (Surgo Construction Ltd)
- Asbestos Survey (pts Environmental Services(NE) 19 March 2018
- Refuse Statement
- Travel Plan Statement (WYG October 2018)
- Sun Path Analysis Community Centre – Summer (Queensberry Design)
- Sun Path Analysis Community Centre – Winter (Queensberry Design)
- Visual Montage

3. Planning History

Reference Number: 13/02289/FUL

Description: Proposed part demolition of existing buildings on site (retention of the existing stone facade to the former swimming pool which fronts onto Gilesgate), and the erection of Later Living retirement housing (category II type accommodation) communal facilities, landscaping and car parking.

Status: Permitted

Reference Number: 13/02291/CON

Description: Proposed part demolition of existing buildings on site (retention of the existing stone facade to the former swimming pool which fronts onto Gilesgate), and the erection of Later Living retirement housing (category II type accommodation) communal facilities, landscaping and car parking.

Status: Permitted

Reference Number: 18/00365/DISCON

Description: Discharge of conditions 3 (archaeology), 4 (foul/surface water), 8 (tree protection), 10 (construction method statement), 13 (dust), 15 (contamination 1) and 18 (mitigation report) relating to approved planning application 13/02289/FUL

Status: Pending consideration

Reference Number: 18/04382/DISCON

Description: Discharge of condition - 18 (protected species) relating to 13/02289/FUL

Status: Permitted

4. Consultee Responses

Historic England	No objection but would request that representations are taken into account in determining the application.
Lead Local Flood Authority (LLFA)	No objection subject to conditions.
County Archaeologist	No objection subject to a condition for archaeological work in accordance with the agreed written scheme of investigation.
Building Conservation	No objection subject to suitable amendments or conditions.
Strategic Estates	No response received.
Hexham Town Council	No objection or comments.
Highways	No objection subject to conditions and informatives and the completion of works pursuant to the Highways Act 1980.
Countryside/ Rights Of Way	No objection
Northumbrian Water Ltd	No objection subject to conditions
County Ecologist	No objection subject to conditions
West Tree And Woodland Officer	No response received.
Affordable Housing	Service charges would make this scheme unsuitable for affordable housing and a commuted sum would be preferred option
Waste Management - West	Waste statement seems frugal
Education - Schools	No response received.
Fire & Rescue Service	No objection in principle.
Architectural Liaison Officer - Police	No objection
Northumbria Ambulance Service	No response received.
Health Care CG	A contribution should be provided

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	35
Number of Objections	3
Number of Support	15
Number of General Comments	4

Notices

Site notice: expired 10 January 2019

Press notice: expired 17 January 2019

Summary of Responses:

Three letters of objection reference that the overall height and massing of the development is still too large and overbearing. They consider that the height is inappropriate for its position in the Conservation Area and not enough effort has been made to fit the building into the site by stepping it down the hillside on the Haugh Lane site. The flat roofs are likely to result in future maintenance issues; and the landscaping of the lower car park is inadequate. Comments have also been provided stating that the works on the site to date do not represent good neighbourliness.

In terms of the letters of support the main issues highlighted are:

- Façade retention to be welcomed
- Garden areas on Gilesgate good design feature
- Excellent design
- Derelict site is currently an eyesore
- It would release family homes in area
- It is an improvement on previous scheme
- It is an improvement to existing Public Right of Way
- Overall massing of building is appropriate and fits into site
- Hexham town centre requires more residential development
- It will help revitalise the town centre
- Project would be done by a local contractor and so will provide jobs for local people
- Hexham needs new housing and greater housing choice
- It would improve parking situation in centre of town

Hexham Civic Society has objected to the application, particularly its failure to cascade down the site and the overall massing of the building. The Society does support the Gilesgate elevations and changes to the roof, but do not consider that the car parking pavilions are an advantage. The Society suggested a number of alterations to the design which they presented to the developer. In terms of the footpath, the Civic Society consider that the proposed diversion is more acceptable than the previously approved scheme but wanted more details of the footpath, including materials.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PIWPPXQSKK500>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Core Strategy (2007)

GD1 The general location of development
GD2 Prioritising sites for development
GD5 Flood risk
BE1 Principles for the built environment
H1 Principles for housing
H2 Housing provision and management of supply
H3 The location of new housing
H5 Housing density
H7 Meeting Affordable Housing Needs
H8 Affordable housing on market housing sites

Tynedale Local Plan Policies (2000, Policies saved 2007)

GD2 Design criteria for development, including extensions and alterations
GD4 Range of transport provision for all development
GD6 Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
BE22 The setting of listed buildings
BE28 Archaeological assessment
H32 Residential design criteria
NE27 Protection of protected species
NE33 Protection of trees, woodlands and hedgerows
NE34 Tree felling
NE37 Landscaping in developments
CS27 Sewerage
LR19 Safeguard existing and promotion of public rights of way
TP27 Development affecting Public Rights of Way

6.2 National Planning Policy

National Planning Policy Framework (2019)
National Planning Policy Guidance (2014, as updated)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019

STP1 Spatial strategy
ENV 2 Biodiversity and geodiversity
ENV 3 Landscape
ENV 7 Historic environment and heritage assets
HOU2 Provision of new residential development (Strategic Policy)
HOU9 Residential development management
QOP2 Good design and amenity

QOP4 Landscaping and trees
TRA4 Parking provision in new development

7. Appraisal

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

Introduction

Principle of development

Affordable housing provision

Scale, Design and impact on the Hexham Conservation Area and listed buildings

Impact on residential amenity

Impact on archaeology

Impact on Public Right of Way

Access and parking

Ecology

Landscaping and trees

Sustainable drainage

Contamination

Introduction

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration. The Tynedale Core Strategy and the Tynedale Local Plan remain the development plan and as outlined in paragraph 12 of the NPPF is the starting point for decision making. Paragraph 213 of the NPPF does, however, advise that the weight given to Local Plan policies depends on their degree of consistency with the NPPF.

7.3 The Draft Northumberland Local Plan has been published. In line with paragraph 48 of the NPPF, the amount of weight that can be given to the emerging Local Plan depends upon the stage of the plan, the level of unresolved objections and its consistency with the NPPF. The emerging Northumberland Local Plan was submitted for Examination on the 29 May 2019 and it is expected that Examination will take place in September 2019. This is referred to as the 'Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019'. At this stage some weight can be given to the emerging Local Plan policies.

7.4 Planning permission was granted in 2014 (ref: 13/02289/FUL) for 45 'later living' retirement apartments but this development covered a much larger proportion of the site and had significant concerns from local residents regarding the relocation of the existing public right of way through the site. The current application has, during the course of its submission been subject to a series of amended plans and consultations. The current proposal has sought to improve on the previously approved scheme, including increasing the amount of green space within the site.

Principle of development

7.5 The site is located within the centre of the built up area of Hexham and consists of both previously developed land in the form of the swimming pool building, public

car park and two bungalows, plus greenfield land consisting of the former wooded banks and the garden areas of the bungalows. The scale of development is appropriate to a main town location such as Hexham where the principle of residential development would accord with Tynedale Core Strategy Policies GD1, GD2, H1, H3, H4 and H5 and Draft Local Plan Policy STP 1.

7.6 As identified in the Northumberland Strategic Housing Land Availability Assessment (December 2018), the Council can demonstrate a 5-year housing land supply, against the County's minimum Local Housing Need figure of 717 net additional dwellings per annum, equivalent to 12.1 years supply of deliverable sites. Northumberland has also achieved 197% delivery against its minimum housing requirements for the past three years, in accordance with the Housing Delivery Test. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

Affordable housing provision

7.7 The previous planning permission on this site had no affordable housing provision because of the viability of the scheme as set out in the committee report (ref: 13/02289/FUL). The current application has been assessed by the Council's Affordable Housing Officer who considers that there is a strong evidence base for affordable housing units within Hexham and that there is a 30% requirement as suggested within the Hexham Housing Needs Assessment (2016). The Officer does however state that concerns from Registered Providers in relation to service charges would make this scheme unsuitable for affordable housing units and a commuted sum would be a preferred option. The current application has also provided a viability report which has been assessed by the Council's Surveyor in the Strategic Estates team. This again highlights the marginal viability of the development but acknowledges that there is limited information available in respect of market values within Hexham. Based on the viability assessment and the need to progress development on this site, it is considered there would not be a requirement for an affordable housing contribution in accordance with Tynedale Core Strategy Policies H7 and H8 and Draft Local Plan Policy HOU 6.

Scale, Design and impact on the Hexham Conservation Area and listed buildings

7.8 The application site is an important and highly visible site on the Hexham skyline bridging the space between the centre of the town on Gilesgate and Haugh Lane to the north. The main route into Hexham from the A69 across the Hexham bridges provides long distant views of the site within the context of the historic buildings in the town, particularly the grade I listed Hexham Abbey, Prospect House and the Moot Hall.

7.9 The site is located within the centre of the Hexham Conservation Area and Gilesgate is one of the main medieval streets leading into the market place. The proposal includes the retention of the existing 19th century façade of Henry Bell's wool warehouse fronting onto Gilesgate, which is a distinctive element of this part of the Conservation Area. The site sits opposite Hexham House, a grade II* listed building and just to the south-west is 4-6 Gilesgate (Bouchon) which is grade II listed. Other designated and non-designated heritage assets are located in the vicinity. The area of the Conservation Area along Haugh Lane is of more limited interest, apart from the trees, most of which have now been removed. The proposed

demolition of the buildings on the site is not a cause for concern as the construction of the swimming pool had already removed features of historic interest within the building.

7.10 The design of the apartments would provide two different 'faces' to the building: the historic frontage on Gilesgate, with its four storey structure, to the seven storey structure set back from Haugh Lane. Design elements include the two pavilions which are to provide a low level building form along the Haugh Lane road frontage to 'break up' the parking area, and a 'green wall' abutting Gilesgate Court. The building would use a variety of materials including brick and stone and Welsh slate within the mansard style roof. Stone pillars, black metal railings and landscaped areas would be provided within the site.

7.11 The scheme has, following discussions with the Local Planning Authority and the comments of consultees, been amended to reflect concerns and to provide a development that is more appropriate to the site. Historic England, who do not object to the application, but do have concerns, consider that despite the changes to the design this has not substantially changed the massing and footprint of the building, but has mainly focused on the elevation treatment of the building on Haugh Lane. Historic England considers that design and material changes reduce its prominence slightly but the proposal remains out of scale within its surroundings particularly towards Haugh Lane. They consider that trees and soft landscaping on Haugh Lane should be enhanced to preserve the character of this part of the conservation area.

7.12 Section 16(2) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. Section 72(1) of the same act advises that in considering whether to grant planning permission for development within a Conservation Area, the local planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.13 The NPPF (paragraphs 192-193) states that when determining planning applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.14 The Conservation Officer has contributed to the evolution of the design of the development and has provided comments at a number of stages following the submission of amended plans. The outstanding concerns expressed by the Conservation Officer remain in relation to fenestration patterns, materials, lighting and landscaping, but it is considered that these concerns can be addressed with the imposition of conditions on any grant of planning permission.

7.15 A small number of objections have been received which consider that the overall height and massing of the development is too large and overbearing, inappropriate within the Conservation Area and it has failed to step down the hillside towards Haugh Lane. There have been attempts to overcome these objections which are similar to the concerns provided by Historic England. However, letters of support have highlighted the positive elements of the proposal which would retain the façade

on Gilesgate, provide residential development within the centre of the town on a site that has been derelict for over ten years and which currently detracts from the character of the town. Positive design elements such as improvements to the public right of way, the creation of garden spaces fronting onto Gilesgate and the introduction of a 'green wall' on the Haugh Lane elevation would improve the quality of the built environment in this area of Hexham. The previous permission tried to provide a cascading approach with differing roof levels and materials but being reviewed in the current context, this building did not provide any coherence to the design and the present scheme would more appropriately reflect the character of the town and the Conservation Area. It must also be remembered that the site, with such differing levels and the existence of an existing substantial structure on the site, has a number of technical difficulties to be overcome in any future development.

7.16 It is considered that the development would not harm the setting or essential character of the listed buildings along Gilesgate, and in fact by developing the site, which has been unoccupied and is in a declining state, it would enhance this part of the Conservation Area and improve the setting of this important access route into the centre of the town. Haugh Lane has a very different character and appearance to the centre of the town having disused buildings, workshops and adjoins an industrial estate and supermarkets. It is, however, also a key route into and around the town, and lying on the edge of the Conservation Area the need to enhance and improve the design build of this part of the town is of great importance. By creating development of a high quality along this route it would hopefully lead to further sustainable and well-designed development in this part of the town.

7.17 Overall and despite the concerns highlighted above it is considered that the development is appropriate to the location, and because of the derelict nature of the site, it would not harm but would seek to sustain and enhance the town and the character of the Conservation Area. It is considered that it would not harm the setting of adjacent listed buildings. The application would accord with Core Strategy Policy BE1, Local Plan Policies GD2 and H32, Draft Local Plan Policy QOP 2 and the NPPF.

Impact on residential amenity

7.18 The site is within the centre of the town but would be located close to existing residential properties, community facilities and commercial businesses. In terms of residential properties, the site would be to the east of Gilesgate Court, and to the south-east of Stephenson House, both groups of flats run by housing associations/providers. The site is opposite Hexham House where the offices of the Registrar in Hexham are located, and the building is also a wedding venue and has a number of holiday apartments which are rented out. To the west of the site is the Community Centre which is a busy and active community facility where charities and activities operate from.

7.19 In terms of the impact on Gilesgate Court, the western elevation of this building is a blank wall and so the construction of the apartment block would not result in any overlooking into this building. This application has in fact moved most of the development further away from Gilesgate Court than the previous planning permission, providing a landscaped garden area in the south-east corner between the two buildings. Windows on the front of the proposed apartments would look towards the front elevation of Hexham House, but this building is some 13 metres

away on the other side of Gilesgate where both the registrar's office and the wedding room are at the rear of the building. Most of the windows for the apartments are also on the rear or side elevations of Hexham House, and it is considered that the limited number of windows on the front would not be directly overlooked. Overall it is considered that there would not be a detrimental impact on the amenity of any occupiers of the building.

7.20 Turning to Stephenson House it is considered that the siting of the apartments and the realignment of the footpath would not impact on the amenity of this building. Links House, which is located to the north-east of the proposed car parking area is currently vacant and boarded up but the development would not have a direct impact on the amenity of this building.

7.21 Hexham Community Centre to the west is a large building which has windows on its east elevation facing the proposed apartments. The largest area of landscaping in the development would be adjacent to the Community Centre but the north-west corner of the proposed apartments would be closer to the Community Centre than the previously approved scheme. The agent, following concerns about the impact of the development on the Community Centre submitted both summer and winter sun path analyses so that it could be assessed whether the building would lead to any loss of light. The Community Centre has commented on the application in relation to health and safety issues that need to be adhered to during the construction of the building, plus the reduction of light and overlooking into offices and areas of the building on its eastern elevation, although they wish it to be known that they are generally in support of the development. Although the application would result in a building closer to the north-eastern side of the Community Centre, which at the closest point would be some 5.5 metres away, it is considered that the impact in terms of limited loss of light or any overlooking is not to the extent that it is considered that planning permission should be refused in this respect. It is considered that the application would accord with Tynedale Local Plan Policies GD2 and H32.

7.22 Local Plan Policy H32 sets out criteria for amenity space for new residential development, including within flats the requirement for 25 metre² per unit of accommodation. Although the application includes two landscaped areas of amenity space fronting onto Gilesgate, these would be far below the requirements of Policy H32. The site is, however, a former brownfield site which has not been used for over ten years and the redevelopment of the site, both in the provision of additional housing in the town and improving the townscape is of great importance. In addition, the site is opposite the Sele Park and a short walk from the Tyne Green Country Park and so public areas of amenity space are provided in close proximity to the development, as well as that provided on the site. In this respect an appropriate level of residential amenity space can be provided within the site and the town and the application would accord with Tynedale Local Plan Policies GD2 and H32.

Impact on archaeology

7.23 The site is in an area of archaeological potential as it is located within the former medieval and post-medieval town of Hexham and any properties from this period would have been located along the Gilesgate street frontage. A Historic Building Assessment has previously been carried out on the site. Based on this

survey, it was considered that there may be medieval wall foundations on the site although later development could have impacted on surviving remains.

7.24 The site has also been subject to archaeological evaluation which included three trenches dug in 2013 which concluded that the northern part of the site had the greater potential for the survival of archaeological remains. In 2018 a further evaluation consisting of five trenches was undertaken. Walls of 17th century date or earlier were found, and within the two trenches along the northern part of the site, archaeological remains were discovered. The site with its' differing levels and survival of upstanding stone walls, plus an existing building on the site, has made it impossible to carry out extensive trenching to date. It is acknowledged that because of the size and scale of the proposed building, all archaeological remains within the proposed site of the building and adjoining works would be removed. The evaluation and surveys that have been undertaken have been assessed by the County Archaeologist who considers that preservation by record of any surviving archaeological remains would be appropriate. A programme of archaeological work has been agreed with the County Archaeologist, as has a Written Scheme of Investigation. It is considered that subject to a condition relating to further recording work, the application would accord with Core Strategy Policy BE1, Local Plan Policy BE28, the NPPF and Draft Local Plan Policy ENV 7.

Impact on Public Right of Way

7.25 The proposal includes the diversion of the existing right of way which runs from Gilesgate and currently zig-zags down the bank to Haugh Lane to the north. The application proposes for the footpath to be re-aligned and run parallel to the existing buildings on the western side of the site, thereby providing a more direct route. The Rights of Way team has been consulted on the application and has no objection to this proposal as details of the alignment, construction design, lighting and width of the proposed new route for the footpath are considered acceptable and represent an improvement to the existing footpath. Hexham Civic Society, who have commented on the footpath, consider that the proposed diversion is more acceptable than the previously approved scheme but wanted more details, including materials, in relation to the footpath.

7.26 The changes to the footpath would require a diversion order, and during the course of construction the developer must ensure that either the footpath is kept open, or there is an agreed temporary alternative route, or an application is submitted for a temporary closure or diversion before works start on site. Subject to these procedures being adhered to, and the footpath being constructed in accordance with the approved plans, the application would accord with Tynedale Local Plan Policies LR19 and TP27.

Access and parking

7.27 The development is designed with vehicular access and all parking being provided from the Haugh Lane entrance. Parking would be located externally in the open car park and within the two pavilions, and in an undercroft car park beneath the building. The proposal would have 33 parking spaces which includes 2 disabled standard parking spaces and 4 electric charging bays. The proposed access would allow refuse vehicles to enter the site and the refuse storage and management of the site is considered acceptable. A separate pedestrian access, in addition to the one

on Gilesgate, would be provided from Haugh Lane. The scheme would require works on the highway and the resurfacing of the U8288 Haugh Lane.

7.28 In developing the site, the former Swimming Pool Car Park would be closed off. This car park, which had 7 car parking spaces, has, however, not been available for sometime. The previous permission only allowed 28 residential car parking spaces and so this scheme has accommodated a greater number. As the site is within the centre of Hexham there is no requirement within the Local Plan for parking in housing developments and so the overall provision is considered acceptable, particularly as the development is in walking distance of the train and bus station and the facilities of the town. The Highway Authority has no objection to the application subject to relevant conditions. Subject to these conditions the application is considered to accord with Tynedale Local Plan Policies GD4 and GD7, Draft Local Plan Policy TRA 4 and the NPPF.

Landscaping and trees

7.29 An Arboriculture Statement has been submitted with the application. A significant number of trees have been removed on the site during the course of this application, although their removal was largely approved as part of the previous permission. There are two surviving whitebeams which are adjoining the former swimming pool car park on the southern part of the site. As a result of their condition and their position, it is intended to remove these trees and replace them with other trees in the landscaped garden area which would be constructed in this location. Justification for this has been provided in the report.

7.30 The submitted Landscape Strategy documents that the redevelopment of the site would provide the opportunity to create two new green spaces onto Gilesgate. It is acknowledged that the northern side of Gilesgate does at present have no visible green spaces and so the introduction of these garden areas would provide a welcome addition to the streetscape. The main courtyard garden would provide the entrance to the building from Gilesgate. Further landscaping and greenery would be introduced in the north-west corner of the site adjacent to the public footpath, with other areas of greenery and a 'green wall' within the parking area adjacent to Haugh Lane. Subject to conditions providing full details of the landscaping proposals it is considered that the application would accord with Local Plan Policy NE37 and the NPPF.

Ecology

7.31 An ecological appraisal and bat survey (E3 Ecology, May 2018) was submitted with the application. Works to the roof of the existing swimming pool building have already been undertaken under the supervision of the consultant ecologist and in accordance with a Natural England bat licence. The County Ecologist has assessed the application and further details that have been submitted, and considers that there is some risk that bats could be roosting in crevices within the remaining standing walls of the former swimming pool building. In this respect a checking survey for bats is required to be carried out by a qualified ecologist prior to the start of demolition works on the site. The County Ecologist has also identified that there is some risk of nesting birds and terrestrial animals being on the site. However, having assessed the proposal the County Ecologist has no objection subject to the avoidance, mitigation and enhancement measures in the report being carried out in full and subject to

relevant conditions. Subject to these conditions the application would accord with Tynedale Local Plan Policy NE27, Draft Local Plan Policy ENV 2 and the NPPF.

Drainage and sewerage

7.32 A Flood Risk Assessment and information on drainage has been submitted with the application which has been assessed by the Lead Local Flood Authority (LLFA). LLFA has no objection to the scheme subject to conditions in relation to a sustainable drainage scheme and details of the disposal of surface water. Northumbrian Water has also been consulted on the application and has no objection subject to a condition in relation to the disposal of surface water. Subject to these conditions the application would accord with Core Strategy Policy GD5.

Contamination

7.33 The applicant has submitted a number of reports and assessments in relation to the existing ground conditions and demolition of the buildings on the site. Consultation with the Council's Public Protection team has been made and the comments will be provided as an update to Members at the Committee meeting.

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided

which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The former swimming pool site has lain empty for over ten years and is a key site for development within the centre of Hexham and the Conservation Area. The application would provide 45 apartments on a former brownfield site and in a sustainable location where the scale and principle of development is considered appropriate. The viability of the project means that there would be no affordable housing provision.

8.2 It is considered that the development of the site would not harm the Conservation Area or any listed buildings. Assessments in terms of archaeology and ecology have been undertaken and would be subject to conditions, and suitable landscaping would be provided on the site. Vehicular access from Haugh Lane and the level of parking that would be provided is considered acceptable, as is the re-alignment of the existing Public Right of Way. The development is considered to not have an adverse effect on the amenity of neighbouring properties. The scheme has been evaluated in relation to a sustainable drainage scheme and the disposal of surface water. As discussed in the report above, the application has been assessed against Local Plan and national planning policies, and subject to relevant conditions is considered to be acceptable and is recommended for approval.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:

Drawing no: QD1361-308-02 Rev A Proposed site sections

Drawing no: QD1391-317-01 Rev D 03 Lower Ground

Drawing no: QD1391-317-02 Rev C 02 Lower Ground

Drawing no: QD1391-317-03 Rev C 01 Lower Ground

Drawing no: QD1391-317-04 Rev C Ground floor
Drawing no: QD1391-317-05 Rev B First floor
Drawing no: QD1391-317-06 Rev B Second floor
Drawing no: QD1391-317-07 Rev B Third floor
Drawing no: QD1391-317-08 Rev D Elevations sheet 1 of 2
Drawing no: QD1391-317-09 Rev C Elevations sheet 2 of 2
Drawing no: QD1391-317-10 Rev B Roof plan
Drawing no: QD 1361-13-02 Demolition Phase Party Wall – Proposed Buttress
Drawing no: QD1361-311-01 Rev D Proposed site layout
Drawing no: QD1361-3330-01 Rev A Materials and enclosures layout
Drawing no: QD1361-333-01 Rev B Enclosure details (1 of 2)
Drawing no: QD1361-333-02 Rev A Enclosure details: automatic sliding access gate and bollard detail (2 of 2)
Drawing no: QD1361-333-03 Rev A Enclosure details: balustrading and handrails to public stairs (1 of 4)
Drawing no: QD1361-333-04 Rev A Enclosure details: balustrading and handrails to public stairs (2 of 4)
Drawing no: QD1361-333-05 Rev A Enclosure details: balustrading and handrails to public stairs (3 of 4)
Drawing no: QD1361-333-06 Security grille details
Drawing no: QD1361-333-07 Rev A Enclosure details: balustrading and handrails to public stairs (4 of 4)
Drawing no: QD1361-333-08 Car pavilions
Drawing no: QD1361-335-01 Rev C Parking strategy layout
Drawing no: QD1361-336-01 Rev A Refuse storage and servicing strategy
Drawing no: QD1361-337-01 Cycle Parking strategy
Drawing no: QD361-353-01 Rev B Proposed visibility splay
Drawing no: QD1361-40-01 Rev C Vehicle tracking layout
Drawing no: POE_182_001 Rev B Sketch Landscape General Arrangement
Drawing no: POE_182_002 Rev A Planting Plan (1 of 2)
Heritage Statement – Addendum (Queensberry Design Ltd) 31 July 2019
Design and Access Statement (Queensberry Design Ltd) November 2018
Design and Access Statement Addendum Rev A 28 August 2019(Queensberry Design Ltd) August 2019

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

3 Notwithstanding the details that have been submitted, before development commences above damp proof course level, samples of all external materials, including brick, stone for both walls, lintels and cills, natural paving for landscaping and materials to be used in the construction of external surfaces of the access and car parking areas, shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

4 Sample panels of both the brick and stone to be used in the external facades of the building shall be constructed and provided for the inspection of the Local Planning

Authority prior to the external facades of the building being constructed. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

5 The stone used for the boundary wall and gate piers shall match those used for the lintels and cills.

Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

6 Notwithstanding what is shown on the submitted plans and details, the stone to be used on the western side of the Haugh Lane elevation, a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to their construction, shall be random rubble sandstone laid roughly in courses. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

7 Notwithstanding what is shown on drawing no: QD1391-317-08, the windows to the east of the retained facade on Gilesgate, which shall be of painted timber, shall have a horizontal transom. Drawings of the windows at a scale of 1:20 with details at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

8 Details of all extraction and ventilation equipment to be sited on the external faces of the building shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

9 Rainwater goods shall be black metal and shall be fixed directly to the building.

Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

10 All windows within the apartment building shall have stone lintels and cills.
Reason: To ensure works are carried out in a manner consistent with the appearance and character of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

11 Before development commences above damp proof course level, details of materials proposed for all windows and to include elevation drawings at a scale of 1:20 and details at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character and appearance of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

12 On the Gilesgate elevation, all windows, which shall be double hung sliding sash with no trickle vents, and doors shall be painted timber to a colour that shall be submitted to and approved in writing by the Local Planning Authority prior to their insertion. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character and appearance of the conservation area in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

13 The retention of the Gilesgate façade shall be as detailed in the submitted method statement and any variation from this method statement shall be submitted to and approved in writing by the Local Planning Authority prior to any changes. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure the retention of the existing elevation and to sustain the character of the Hexham Conservation Area in accordance with Core Strategy Policy BE1 and Local Plan Policy GD2.

14 Notwithstanding the details submitted, full details of all materials for the construction of the public right of way, including the retaining wall and samples of the steps and handrail shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the footpath. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interests of visual amenity and the character of the site in accordance with Core Strategy Policy BE1 and Local Plan Policy GD2.

15 Notwithstanding the details submitted, details of all lighting to be attached to the building, within the grounds of the site and illumination of the public right of way shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Thereafter the development shall not be constructed other than in accordance with the approved details and these shall be implemented before the development is occupied.

Reason: In the interests of visual amenity, highway safety and the character of the site in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and GD4.

16 Full details of the means of construction, the planting scheme and the maintenance of the planting of the green wall shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the wall.

Reason: In the interests of visual amenity and to improve the landscape and biodiversity of the site in accordance with Local Plan Policies GD2, NE27 and NE37.

17 Notwithstanding what is provided on the approved plans, full details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to any landscaping works being carried out. It shall include a detailed planting plan including locally native species of local provenance to be agreed in writing with the Local Planning Authority and to be fully implemented during the first full planting season (November – March inclusive) following the commencement of development.

Reason: In the interests of visual amenity and to improve the landscape and biodiversity of the site in accordance with Local Plan Policies GD2, NE27 and NE37.

18 No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Ecological Appraisal & Bat Survey - Hexham Former Swimming Pool, Northumberland, May 2018', E3 Ecology Ltd., Version R02, 24.5.18) including, but not restricted to, 4No. bat roosting features (bat bricks, ridge tile gaps, built in or surface mounted bat boxes) on the eastern elevation of the new build with types and locations to be agreed in writing with the LPA before works commence; inclusion of 2No. Bird nesting features (built in or surface mounted bird boxes) on the eastern elevation of the new build with types and locations to be agreed in writing with the LPA before works commence; adherence to timing restrictions; adherence to precautionary working methods and Method Statement; adherence to external lighting recommendations and in accordance with '*Bats & Lighting in the UK*' Bat Conservation Trust/Institution of Lighting Engineers, 2018; use of 'bat friendly' timber treatments (as specified); any deep (in excess of 300mm) excavations left open overnight to be either securely covered, fenced or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped; a checking survey for bats to be carried out immediately before the remaining demolition works commence with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before works commence.'

Reason: To maintain the favourable conservation status of protected species in accordance with Local Plan Policy NE27 and the NPPF.

19 No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law. In accordance with Local Plan Policy NE27 and the NPPF.

20 All new boundary or internal fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain the population of a priority species. In accordance with Local Plan Policy NE27 and the NPPF.

21 No development shall be carried out other than in accordance with the guidance set out in '*BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations*' British Standards Institution, 2012.'

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policies NE33 and NE34 and the NPPF.

22 The development shall not be occupied until details of the proposed boundary treatment, including samples of the railings have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details and these shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

23 The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Local Plan Policies GD4 and GD7 and the NPPF.

24 Notwithstanding the details submitted, the development shall not be occupied until a means of vehicular access with the U8288 Haugh Lane has been constructed in accordance with the approved plans to incorporate 3.0m radii kerb lines on both sides and a 6.0m access width and drop kerbs on both sides of the access to accord with Northumberland County Council Type 'C' construction specification, with visibility splays at 2.4m x 43m in both directions. Thereafter, the vehicular access, together with visibility splays, shall be implemented and retained in accordance with the approved details.

Reason: In the interests of pedestrian and highway safety, in accordance with Local Plan Policies GD4 and GD7 and the NPPF.

25 Notwithstanding the details submitted, prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before

the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development , in accordance with Local Plan Policy GD4 and the NPPF.

26 Notwithstanding the details submitted, the development shall not be occupied until a scheme for parking management strategy on the U8288 Haugh Lane and Gilesgate, has been implemented, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety, including that of pedestrians, in accordance with Local Plan Policy GD4 and the NPPF.

27 Notwithstanding the details submitted, the development shall not be brought into use until the existing southern kerb lines along the U8288 Haugh Lane extending from the redundant bungalow access to the signalised pedestrian crossing to be raised as full height kerbs with drop crossings to be installed on either side of the vehicular access to the development. This shall include full resurfacing of the westbound lane encompassing the full extent of the new kerb line and the access bell mouth along U8288, which shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reasons: In the interests of highway and pedestrian safety, amenity and encouraging sustainable travel modes, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

28 Notwithstanding the details submitted, the development shall not be brought into use until details of the closure and reinstatement of the existing vehicular access from Gilesgate to include its removal and reinstatement as footway with full height kerbs, has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details

Reasons: In the interests of pedestrian safety, amenity and encouraging sustainable travel modes, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

29 The development shall not be occupied until cycle parking shown on the approved plans have been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

30 Prior to occupation, details of surface water drainage to manage run off from private land to the adopted highway has been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with Core Strategy Policy GD5.

31 Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

32 No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

33 No gates shall open outward onto the adopted/adoptable highway from the development.

Reason: In the interests of the amenity of the surrounding area and pedestrian and highway safety, in accordance with Local Plan Policies GD2 and GD4 and the NPPF.

34 Development shall not commence, other than the demolition of structures and earth moving, until details of the implementation, maintenance and management of a scheme for surface water using a sustainable drainage scheme has been submitted to and approved by the Local Planning Authority. The scheme shall be in broad accordance with drawing No QD1361-00-01 Rev C and designed to dispose and attenuate surface water up to the 1 in 100 year plus climate change event from the development and shall limit discharge from the development to 3 l/s, for all rainfall events. The scheme shall be implemented in accordance with the approved details, which shall include:

- i. details of the permeable paving
- ii. details of the rain garden
- iii. details of the attenuation tank and all other associated surface water drainage features.

Reason: To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere. In accordance with Tynedale Core Strategy Policy GD5.

35 Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A

maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime. In accordance with Tynedale Core Strategy Policy GD5.

36 Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features. In accordance with Tynedale Core Strategy Policy GD5

37 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file;
- * Details of ownership organisation/adoption details.

Reason : To ensure that all sustainable drainage systems are designed to the DEFRA non technical standards. In accordance with Core Strategy Policy GD5.

38 A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and the approved written scheme of investigation (The Archaeological Practice, dated 20/8/2019). The archaeological scheme shall comprise two stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

- a) The archaeological recording scheme required by NCCCT Standards document must be completed in accordance with the approved written scheme of investigation.
- b) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards document must be completed in accordance with the approved written scheme of investigation.

Reason : The site is of archaeological interest. In accordance with Local Plan Policy BE27 and the NPPF.

Date of Report: 13 September 2019

Authorised by:

Date:

Background Papers: Planning application file(s) 18/04200/FUL