

REPORT SUMMARY

REFERENCE NUMBER: 23/503311/FULL		
APPLICATION PROPOSAL: Change of use from residential care home (Use class C2) to a 29 bedroom HMO including changes to fenestration, creation of new parking spaces and cycle store.		
ADDRESS: The Haven Care Home 17 Church Road Tovil Maidstone Kent ME15 6QX		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION: Design, appearance, residential amenity, neighbour impact and impact on parking are acceptable and would accord with policies DM1 and DM9 of the Local Plan (2017) and the guidance in the NPPF.		
REASON FOR REFERRAL TO COMMITTEE: Call in from Tovil Parish Council and Councillor Mortimer. Their comments are detailed in the below consultee section.		
WARD: South	PARISH COUNCIL: Tovil	APPLICANT: Mr & Mrs K & R Bhansi T/A The Haven AGENT: D.C.Hudson and Partner LLP
CASE OFFICER: William Fletcher	VALIDATION DATE: 02/08/23	DECISION DUE DATE: 23/02/24
ADVERTISED AS A DEPARTURE: No		

Relevant Planning History

84/1470 Change of use to residential rest home for the elderly. (The application building was a single dwelling prior to conversion). Approved 18.12.1984

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 In policy terms the application site is within Maidstone Urban area which the local plan designates as the most sustainable location for new residential development.
- 1.02 The application site is located on the south side of Church Road. The existing attractive two-storey building was constructed as a Vicarage for St Stephen’s Church, which prior to demolition was to the west of the site. The church and the vicarage can be seen on the historic OS maps between 1908 – 1946.
- 1.03 The site is a non-designated heritage asset due to the design of the building, its association with the church (now lost) and the history and development of Tovil.
- 1.04 It is acknowledged that the building has been extended and some alterations to the internal layout have been undertaken, however, the main dwelling and its form can still clearly be seen and understood.

2. PROPOSAL

- 2.01 The proposed scheme looks to convert the existing residential care home into a 29-bedroom House in Multiple Occupation (HMO). The proposal includes changes to fenestration, creation of new parking spaces and cycle store.
- 2.02 Internally it is proposed to remove part of the original gable wall and some walls of the later extension to create a large double kitchen and blocking up of the door within the later extension (the existing rear access to the kitchen).

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

SP1 – Maidstone urban area
SS1 - Maidstone borough spatial strategy
SP18 – Historic environment
SP19 – Housing mix
DM1 – Principles of good design
DM4 – Development affecting designated and non-designated heritage assets
DM9 – Residential extensions, conversions...within the built-up area.
DM12 – Density of housing development
DM23 - Parking standards

The National Planning Policy Framework (NPPF):

National Planning Practice Guidance (NPPG):

The Regulation 22 Local Plan Review:

The Regulation 22 Local Plan Review (LPR) submission comprises the draft plan for submission (Regulation 19) dated October 2021, the representations and proposed main modifications. It is therefore a material consideration and attracts some weight. The LPR has been through Stage 1 and 2 Hearings and the main modifications the Inspector considers are required to make it sound are out to public consultation, so it is at an advanced stage. However, responses to the consultation need to be considered by the Inspector along with him producing his Final Report so the LPR is considered to attract moderate weight at the current time.

SP10:Housing
SP10:(A):Housing mix
SP12:Sustainable transport
SP14: (b) Historic Environment
SS1:Maidstone borough spatial strategy
SP2: Maidstone urban area SP10(a)
SP14A:Natural environment
SP14:(C):Climate change
SP15:Principles of good design
HOU2: Residential extensions, conversions...in the built-up area
TRA2:Assessing the transport impacts of development
TRA4:Parking
Q&D 1:Sustainable design
Q&D 2:External lighting
Q&D 6:Technical standards

4. LOCAL REPRESENTATIONS

Local residents

- 4.01 18 representations received objecting to the application for the following (summarised) reasons:
- Parking issues
 - Overshadowing and light intrusion
 - Aural impacts
 - Principle of development
 - Anti-social behaviour
 - Impacts on nearby listed buildings.
- 4.02 In terms of anti social behaviour whilst this is a material issue, the planning system cannot control who occupies a dwelling, any dwelling can be occupied in an unsocial manner. Other issues are assessed in the following report.
- 4.03 In terms of impacts on listed buildings 'Old Wellcourt' is situated approximately 30m to the southeast of the application site. When considering the layout of the road it is not assessed that this building is seen in context of the application site. Conservation officers have not assessed the application would cause harm to this listed building.

Tovil Parish Council

- 4.04 Objection and recommends that application is refused for the following reasons:
- 29 bedrooms is excessive and inappropriate.
 - Poor amenity space (indoors and outdoors)
 - Poor accommodation - most rooms without an integrated shower
 - Inadequate on-site parking with lack of capacity on the street.
 - Inadequate bin storage with tree removal.
 - Proposal would not make a positive contribution to the local community.
- 4.05 Request that the application is referred to the Planning Committee should officers be minded to grant.

Councillor Mortimer

- 4.06 Concerns relating to parking and the density of the proposed development.
- 4.07 Request that the application is referred to the Planning Committee should officers be minded to grant.

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below. Comments are discussed in more detail in the appraisal section where considered necessary)

Environment Agency

- 5.01 No objection - application outside this consultees remit.

KCC Minerals and Waste

- 5.02 No objection

Environmental Health

- 5.03 No objection

Kent Police

5.04 No objection. Recommendations of security measures for applicant.

KCC Highways

5.05 No objection. Outside consultation protocol arrangements.

MBC Conservation Officer

5.06 No objection on heritage grounds with less than substantial impact

6. APPRAISAL

- 6.01 The key issues are:
- Spatial strategy
 - Local Plan policy DM9
 - Heritage
 - Residential amenity
 - Standard of accommodation
 - Highways and servicing

Spatial Strategy

6.02 The site is located within the designated Maidstone urban area. Adopted Local Plan policy SS1 states "...Maidstone urban area will be the principal focus for development in the borough. Best use will be made of available sites within the urban area". In this location the application site is generally suitable for residential development subject to the consideration of other adopted planning policies and assessing its detailed impact. This detailed impact is considered below.

Local Plan Policy DM9

6.03 Local Plan policy DM9 states that within the urban area a proposal for a house in multiple occupation will be permitted subject to a list of criteria. These criteria are considered below:

The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context.

6.04 In addition to policy DM9, policy DM1 states development must "Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate".

6.05 The current proposal to convert the building involves little internal and external alterations. As such it is concluded that the proposal would not result in any visual harm to the building.

The traditional boundary treatment of an area would be retained and, where feasible, reinforced.

6.06 The submitted drawings do not show any changes to the existing site boundaries. The boundary is currently mainly open with a close boarded fence around the space to the rear of the building.

The privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded.

- 6.07 Policy DM1 of the Local Plan also sets out the need for development to respect the amenity of neighbouring occupiers. The current proposal to convert the building involves little internal and external alterations. As such it is concluded that the proposal would not result in any visual harm to the building.

Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.

- 6.08 The application site currently provides 5 off street car parking spaces and the proposal will increase the total to 9 off street car parking spaces. As set out later in this report 9 car parking spaces are sufficient for the proposed use and these spaces can be provided without diminishing the character of the street scene.

The intensified use of the building and its curtilage would not significantly harm the appearance of the building or the character and amenity of the surrounding area.

- 6.09 The current proposal to convert the building involves little internal and external alterations. The applicant has provided details of storage areas for cycles and bins and these are in line with the appearance of the site.

Heritage

- 6.10 Policy SP18 of the Local Plan relates to the historic environment and requires that, inter-alia, the characteristics of heritage assets are protected, and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets and requires applicants to ensure that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.

- 6.11 A decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest.

- 6.12 The NPPF advises *"In determining applications, local planning authorities should take account of...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".* *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".*

- 6.13 The application building is a non-designated heritage asset (NDHA). This conclusion is reached due to the association with the demolished St Stephen's Church, the architect John Whichcord Snr and the connection to Tovil becoming a separate parish.

- 6.14 The change of use will not cause harm to the significance of the NDHA. The use of the building as a care home, involved sub-division to allow for WC's etc to be installed to the bedrooms.

- 6.15 The proposed internal and external changes as part of the current application will result in less than substantial harm to the layout and fabric of the existing building. This impact is acknowledged, and it is considered that these impacts are necessary to secure the reuse of this building and its future retention and maintenance.

Residential Amenity

- 6.16 Policy DM1 of the adopted Local Plan advises that proposals will be permitted where they “*respect the amenities of occupiers of neighbouring properties...by ensuring that development is not exposed to, excessive noise...activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties*”.
- 6.17 The current proposal to convert the building involves little internal and external alterations. No external alterations are proposed that would result in a loss of privacy.
- 6.18 The existing large building was used as a residential care home specialising in caring for adults over 65 years and those with dementia. A Care Quality Commission (QCC) inspection took place on the 7th and 13th December 2022. QCC Inspectors spoke with 7 members of staff (including care workers, senior care workers and the registered manager) and 5 relatives and 2 people about service delivered.
- 6.19 The QCC report dated 17 March 2023 stated “*The Haven care home is a large detached residential care home providing care and support for up to 30 older people, most of who are living with dementia. At the time of our inspection there were 26 people using the service*”. The QCC report advised that the overall rating of the service was 'Inadequate' and the service was therefore in 'special measures'. The maximum time for being in special measures will usually be no more than 12 months.
- 6.20 Court of Appeal decisions have found that development that does not materially change the exterior appearance of a building can in certain circumstances be said to harm the “character and appearance” of an area. These appeal rulings relate to the potential impact of a proposed use and to single dwelling houses being converted to alternate uses.
- 6.21 The application site is in the Maidstone urban area. The lawful use of the application building provides 30 spaces for patients either over 65 years old or with dementia. The occupiers of the care home are high dependency and would require necessary staffing who would generally arrive and depart from the site providing 24-hour care in a shift pattern. In addition to staff there would also be visitors from family and friends.
- 6.22 It is accepted that the pattern of comings and goings from the application building will change as a result of the conversion from a care home to a HMO. It is concluded that this change will not be so significant so as to cause a loss of amenity to neighbours or the area.
- 6.23 The concerns expressed by neighbours in relation to anti-social behaviour are acknowledged. Whilst a material planning consideration, there is no evidence that anti-social behaviour would be generated by future occupants of the property. Anti-social behaviour is not an inevitable consequence of a HMO as opposed to the single occupation of dwellings and if it does occur this issue can be dealt with under legislation outside the planning system.

Standard of Accommodation

- 6.24 Local Plan policy DM1 advises that proposals will be permitted where they “...provide adequate residential amenities for future occupiers of the development...”. The policy seeks to ensure that occupiers are not “...exposed to, excessive noise..., overlooking or visual intrusion...”. The NPPF advises of the importance of good design, creating well designed accommodation with a high standard of amenity for future residents.

- 6.25 Houses in Multiple Occupation (HMO's) aid the provision of accommodation for smaller households and contribute towards achieving a mix and choice of homes, HMO developments need also to provide attractive, high quality places to live that respond positively to the local area.
- 6.26 The council do not currently have any adopted minimum internal space standards. The national space standards included as part of the Local Plan Review (policy LPRQ&D 6) also do not include standards specifically for HMO accommodation. Published national minimum standards for a flat, state that a single room should be a minimum of 7.5 square metres.
- 6.27 If planning permission is granted, the applicant will need to apply for a separate HMO licence. As part of this licence application, the applicant will need to demonstrate that the proposed accommodation meets the size standards in the 'The Licensing of Houses in Multiple Occupation Mandatory Conditions of Licences) (England) Regulations 2018'. The HMO licence standards require a bedroom to be a minimum of 9 square metres, if a lounge is also provided, a bedroom may be allowed which is less than 9 square metres.
- 6.28 All of the HMO rooms are above the minimum national planning space standard (7.5 m²) and the standard required for an HMO Licence (9m²). In addition, the building provides generous communal spaces for occupants including a large kitchen area and multiple lounges. All rooms have adequate natural light and outlook, and each have an en-suite bathroom.
- 6.29 The council do not currently have any adopted policy on private residential amenity space. Policy Q&D 7 of the Local Plan Review states that external amenity space should be located adjacent to the dwelling and external access should be provided. Future occupiers will have access to a shared garden area. Whilst there is no standard, the proposed garden area is a usable size and shape and suitable for the proposed accommodation.
- 6.30 The accommodation will provide an adequate standard of amenity including in terms of room size, communal space, natural light, privacy, outlook, access arrangements and external space. The accommodation is in accordance with adopted Local Plan policy DM1.

Trip Generation and Servicing

- 6.31 Policy DM1 states that applications must ensure that development does not result in, amongst other things excessive activity or vehicle movements.
- 6.32 The applicant has provided details of bin storage and a condition is recommended to ensure that the bin storage is provided.
- 6.33 Policy DM23 states "Cycle parking facilities on new developments will be of an appropriate design and sited in a convenient, safe, secure and sheltered location." Cycle storage is indicated on the submitted drawings and a condition is recommended to ensure that the cycle storage is provided. 7
- 6.34 The access to the site and the additional vehicle trips associated with the proposal can be adequately accommodated on the local road network without harm to highway safety.

Parking

- 6.35 The adopted Local Plan considers Maidstone urban area the most 'sustainable' location for housing. Residents do not necessarily need to own a private vehicle to carry out normal day to day activities in the urban area. Paragraph 6.99 of the

supporting text to policy DM23 states "The council adopts a flexible approach to minimum and maximum parking standards to reflect local circumstances and the availability of alternative modes of transport to the private car".

- 6.36 Off street parking standards for new dwellings are provided in the adopted Maidstone Local Plan (Appendix B). The standards are based on the number of proposed bedrooms and the nature of the location (town centre, edge of centre, suburban or village/rural).
- 6.37 The application site is in an 'edge of centre' location. In 'edge of centre' locations, adopted local plan off street parking standards are set as a 'maximum' (i.e not 'minimum' standards as in other areas). Appendix B to policy DM23 notes "Reduced, or even nil provision acceptable for rented properties, subject to effective tenancy controls".
- 6.38 Maximum off street parking standards:
- optimise the density of development in existing sustainable locations well served by public transport (as advised at NPPF paragraph 109 and Chapter 11).
 - reduce the negative visual impact of off street parking on the street scene and building setting caused by large areas of hardstanding.
 - reduce the negative impact on residential amenity with front gardens separating car parking from ground floor living rooms and bedrooms.
 - Retain the on street car parking space lost in providing access to off street car parking space.
- 6.39 The baseline for all highway impact assessment is the existing lawful use operating at full capacity. Any additional highway impact above that baseline is then relevant. The proposal seeks to convert an existing 30 bedroom care home (with activity from staff, deliveries, visitors etc) to a 29 bedroom HMO.
- 6.40 There is no car parking standard for HMO uses in the Local Plan and other standards are set at a maximum level. As an example, one and two bedroom flats require a 'maximum' of one space per flat so development of 10, one bedroom flats would be acceptable with nil provision and up to 10 spaces.
- 6.41 The application site currently provides 5 off street car parking spaces and the proposal will increase provision to 9 off street car parking spaces. The current application complies with adopted off street car parking standards set at maximum levels. Car ownership for occupiers of HMO's is generally lower than flats or houses. In addition, in the 2021 Census 19.3% of households in local area did not own a car, compared to 18.5% in the Tovil area and 14.6% in Maidstone Borough as a whole.
- 6.42 There is unrestricted on street parking available to the east of the application site along Church Road and to the north along Beaconsfield Road. On street parking to the west along Church Road is restricted to residential permit holders 8am to 6.30pm or for 2 hours with no return for 2 hours.
- 6.43 In the planning balance, additional on street parking demand is substantially less than the benefit of the retention and reuse of this NDHA and the proposed new accommodation of a good standard. This additional on street demand will not meet the NPPF threshold necessary to refuse permission as the impact will not be 'severe' harm.

Biodiversity, Landscaping and Trees

- 6.44 One of the principles of the NPPF is that: Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially

where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- 6.45 A planning condition is recommended to ensure that biodiversity enhancement includes bird boxes, bat boxes/tubes and bee bricks are provided within the site and retained. Planning conditions are recommended seeking tree protection measures for the retained trees on the site and for new on-site landscaping (especially on the northern boundary).

Public Sector Equality Duty

- 6.46 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

Community Infrastructure Levy

- 6.47 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

7. CONCLUSION

- 7.01 The proposed development would accord with the policies of the Local Plan (2017) and, as such the recommendation is to grant planning permission subject to conditions.

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions

with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of the permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Application for planning permission
2404/01 Rev C Existing and Proposed Site Location and Block Plans
2404/02 Rev B Existing Floor and Roof Plans
2404/03 Rev A Existing Elevations
2404/04 Rev A Proposed Floor and Roof Plans
2404/05 Proposed Elevations
2404/06 Proposed Refuse Store
Design and Access Statement
Flood Risk Assessment
Reason: To ensure that the development is undertaken in accordance with the approved drawings and documents
- 3) The accommodation hereby approved shall only be occupied by a maximum of 29 residents.

Reason: To ensure a satisfactory appearance to the development.

- 4) The development hereby approved shall not commence until details (manufacturer name, product name, and photographs) of the external facing materials to be used for the building hereby permitted and works of making good have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials and maintained as such thereafter. Reason: To ensure a satisfactory appearance to the development.
- 5) The development hereby approved shall not be occupied until the biodiversity enhancements indicated on drawing 2404/01 Rev C (Existing and Proposed Site Location and Block Plans) have been installed. All features shall be maintained and retained thereafter. Reason: To protect and enhance the ecology and biodiversity on the site in the future.
- 6) Prior to first occupation of the accommodation hereby permitted, a plan detailing the positions, height, design, materials, and type of all existing and proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the accommodation and shall thereafter be retained at all times. Reason: In order to ensure a satisfactory visual appearance of the site.
- 7) Prior to first occupation of the approved accommodation landscaping shall be in place that is in accordance with a landscape scheme that has previously been submitted to and approved in writing by the Local Planning Authority. The scheme shall
 - (a) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012) <https://tinyurl.com/4a7uhhz5>
 - (b) show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed,
 - (c) provide details of new on-site planting in a planting specification (location, species, spacing, quantity, maturity).
 - (d) provide landscape implementation details and timetable
 - (e) provide a [5] year landscape management planReason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.
- 8) All landscaping specified in the approved details shall be completed by the end of the first planting season (October to February) following first occupation of the accommodation hereby approved. Any of the approved landscaping which fails to establish or any trees or plants which, within five years from the first occupation of the property, are removed, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
- 9) The development hereby approved shall not commence until tree protection is in place in accordance with the current edition of BS 5837. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of

the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.
Reason: In the interests of landscape, visual impact

- 10) No development including site clearance and demolition shall take place until an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees (including the hedgerow immediately to the south of the proposed dwelling), including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme and include a tree protection plan. The development shall only proceed in accordance with the agreed details including the installation of tree protection measures prior to any on site works and the retention of these measures for the duration of the construction works. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
- 11) Prior to the first occupation of the accommodation hereby approved the parking and turning areas shown on the submitted plans shall be completed and thereafter shall be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them. Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.
- 12) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The submitted details shall:
 - a) be in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light, GN01, dated 2011 (and any subsequent revisions) (Environmental Zone E1), and
 - b) follow the recommendations within the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'.
 - c) include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill.The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.
Reason: To safeguard the character and appearance of the area, protected species and in the interests of residential amenity.
- 13) The development hereby approved shall not be occupied until the cycle and refuse storage indicated on drawing 2404/01 Rev C (Existing and Proposed Site Location and Block Plans) has been provided. Cycle and refuse storage shall be maintained and retained thereafter.
Reason: In the interests of the amenity of future occupants and the area in general.

NB: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.