

REPORT SUMMARY

REFERENCE NO: MA/13/1265			
APPLICATION PROPOSAL: Conversion and extension of the 'Old School House' to a single dwelling and erection of a detached dwelling			
ADDRESS: OLD SCHOOL HOUSE, THURNHAM LANE, THURNHAM, MAIDSTONE, KENT, ME14 4PL			
RECOMMENDATION: DELEGATED POWERS TO APPROVE SUBJECT TO CONDITIONS (see section 12 of report for full recommendation)			
SUMMARY OF REASONS FOR RECOMMENDATION The provision of a new dwelling at the site is not in accordance with Development Plan policy. However, the new dwelling would enable the funding of repair works to the 'Old School House' building, a non-designated heritage asset, and the benefits of securing the long term future of this heritage asset are considered to be sufficient grounds to depart from the Development Plan.			
REASON FOR REFERRAL TO COMMITTEE Departure from the Development Plan			
WARD Detling and Thurnham	PARISH/TOWN COUNCIL Thurnham	APPLICANT: Clarendon Homes AGENT: Kent Design Partnership	
DECISION DUE DATE: 19/06/14	PUBLICITY EXPIRY DATE 20/02/14	OFFICER SITE VISIT DATE 12/08/13 & 07/04/14	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
MA/11/0737	Demolition of existing buildings and erection of three detached two storey dwellings with detached garages	REFUSED & DISMISSED AT APPEAL	01/07/11
MA/08/1142	Change of use of Old School building to accommodate Studio 1: a Singing room with associated areas with a single storey extension to provide toilet facilities and Conversion of triple garage to provide Studio 2 with 2 (no) single storey extensions to provide toilet facilities and office with associated parking and landscaping	APPROVED WITH CONDITIONS	30/10/08
MA/97/0305	Retrospective application for the retention of existing 1.65m high railings and piers on boundary wall and gate	APPROVED WITH CONDITIONS	14/05/97
MA/96/0514	Retrospective application for change of use of part of dwelling to class A1 for the sale and display of furniture	REFUSED & DISMISSED AT APPEAL	26/06/96

MA/91/1399	Erection of replacement triple garage for double garage permitted under reference MA/91/0063N and formation of new vehicular access onto Thurnham Lane	REFUSED & ALLOWED AT APPEAL	12/02/93
MA/91/0063	Change of Use of school and caretaker's accommodation to single dwelling and replacement extensions and double garage	APPROVED WITH CONDITIONS	07/06/91

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The site is located on the west side of Thurnham Lane with its southern edge some 250m from the defined urban boundary. Thurnham Lane is a relatively narrow lane with sporadic development and a small group of residential properties to the north and south of the site, mainly on the east side.
- 1.02 The site was originally the local Thurnham infant's school built in 1872, which was relocated during the late 1980's. The site is occupied by the former main school hall and caretaker's dwelling and is an attractive red brick building with a clay tile roof which was sympathetically converted and extended in the early 1990s (MA/91/0063) to form a single dwelling house whilst retaining most of its original character as a school. The lawful use is as a dwelling but it has been vacant for some time. Until recently there was a detached single storey garage adjacent but this has burnt down.
- 1.03 The building is located on the north part of the site and to its front is an area of hardstanding (former playground) centred on a large horse chestnut tree. To the rear, west and south of the building is the permitted garden area. The site frontage is formed by a low brick wall with piers and metal fencing above to the front of the buildings, and hedging further south.
- 1.04 To the north of the site is the house, 'The Schoolyard' and opposite to the east is the dwelling 'Thurnham House'. To the rear, west of the site is part of the Bearsted Golf Course which is also designated a Site of Nature Conservation Interest. To the south is a wooded area through which public footpath KH129 passes.
- 1.05 The site is located within the countryside for Development Plan purposes and within a Special Landscape Area. The site is also located within a strategic gap as identified under policy ENV31 of the Local Plan and upon land with archaeological potential.

2.0 PLANNING HISTORY

- 2.01 Permission was refused in 2011 (MA/11/0737) for the demolition of the Old School House and the erection of three detached two storey dwellings with garages. This was refused firstly due to visual harm to the area from three new houses, and secondly due to the loss of the Old School building, which was considered to be a building of sufficient quality and local historic local interest to warrant retention (non-designated heritage asset).
- 2.02 This decision was taken to appeal where the Inspector considered that new housing at the site was contrary to the Development Plan and would need special justification.

In addition, that the three detached houses would harm the rural character of Thurnham Lane and would be more suited to a suburban context.

- 2.03 In terms of the loss of the Old School House building, the Inspector considered that although attractive, it was not of any special architectural merit, but that it does form part of the history and evolution of the village and its environs. She considered that although it has been altered to allow its use as a residence, it still retains many of the features that identified it as a school. The Inspector did not suggest that the building should necessarily be retained at all costs, but felt that the proposed demolition of the building added weight to her objections to the scheme.

3.0 PROPOSAL

- 3.01 There are two main elements to this application. Firstly, permission is sought to carry out repairs and extend the Old School House building to be used as one dwelling. The extensions would be to the rear with a two storey gable projection on the rear southwest corner and a single storey extension on the northwest corner. The building has permission to be used as a dwelling but has been vacant for around 8 years and has been vandalised and fallen in to disrepair. An inspection of the building has shown that it has severe structural damage with major cracking occurring full height down to foundation level caused by major subsidence. It is recommended that the building be underpinned by piled raft foundations with a new concrete structural floor. Repair and rebuilding of areas where structural failure has occurred would then be required. Part of the roof will need to be removed to carry out rebuilding below and roof timbers also need replacing. Soffits, fascias, windows and doors also need replacing due to damage. Internally, floor boards, doors etc. have been removed and fires have been lit on timber floors causing damage to remaining boards and joists and no walls or ceilings have insulation. Other works required include a replacement staircase, new electrics, plumbing, heating systems, and re-plastering.
- 3.02 The second element is a new detached two storey house in the southern part of the site. It would have a footprint of 17m x 9.5m with ridge height slightly higher than the old school building at 8.8m and eaves 5.3m. The form of the building would follow the old school building with gabled roofs and it would feature similar architectural detailing including soldier courses above windows, projecting plinth, eaves detailing, and materials. It would have a single storey double garage on the north side and rear conservatory.
- 3.03 A detached triple garage is also proposed at the north end of the site to serve the old school building.

4.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	0.25ha		
Approximate Ridge Height (m)	See report		
Approximate Eaves Height (m)	See report		
Approximate Depth (m)	See report		
Approximate Width (m)	See report		
No. of Storeys	See report		
Net Floor Area	See report		
Parking Spaces	See report		
No. of Residential Units	1		

5.0 PLANNING CONSTRAINTS

*Special Landscape Area
Strategic Gap*

6.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28, ENV31, ENV34
Draft Maidstone Borough Local Plan: SS1, SP5, DM2, DM4, DM10, DM30

7.0 LOCAL REPRESENTATIONS

Two representations received raising the following points:

- Applicant paid too much for the site.
- Support for the application.

8.0 CONSULTATIONS

- 8.01 **Thurnham Parish Council:** Raise objection due to the lack of justification for an additional dwelling in the countryside next to a heritage building. They have not explicitly requested the application be reported to Planning Committee.
- 8.02 **MBC Property:** No objections. Advise that the financial appraisal and viability information is acceptable and that it justifies the erection of a new dwelling at the site. (See report for discussion)
- 8.03 **MBC Conservation Officer:** Supports the long-term protection of the 'Old School House' and raises no objections subject to conditions re. samples of materials, landscaping, joinery details, removal of PD rights and the submission of a detailed schedule of repairs in respect of the old school building for approval.
- 8.04 **MBC Landscape Officer:** No objections.
- 8.05 **MBC Environmental Health Manager:** No objections
- 8.06 **KCC Highways:** No objections subject to securing parking and turning areas, a properly consolidated access, and pedestrian visibility splays.
- 8.07 **KCC Heritage:** No objections subject to a watching brief condition.
- 8.08 **KCC Biodiversity:** No objections subject to conditions. *"We have reviewed the ecological information which has been submitted with the planning application and we advise that sufficient information has been provided to determine the planning application however more detailed information/mitigation must be provided as a condition of planning permission."*

9.0 BACKGROUND PAPERS AND PLANS

Drawing nos. 12.44.00, and 12.44.02 received on 17th July 2013, and 12.44.03C, 12.44.04G, and 12.44.05E received on 17th January 2014.

10.0 APPRAISAL

Principle of Development

- 10.01 The application site lies outside any defined settlement boundary and is within the open countryside for the purposes of the Development Plan. Policy ENV28 of the Local Plan restricts development in the countryside to specific types of which new housing is not one. As such, the proposed dwelling at the site is contrary to the Local Plan.
- 10.02 The applicant's case for the new dwelling is that because the Conservation Officer considers the old school building is a non-designated heritage asset, that it should not be demolished and warrants protection, and a new dwelling is required to raise sufficient funds for the repair and refurbishment works to the old school building to be carried out, and therefore to ensure its long-term survival. It is submitted that without the new dwelling it is not a viable proposition to carry out the repair works and the building would deteriorate. This is what is commonly described as an 'enabling' development whereby development that may not normally be permitted would be allowed to enable beneficial works to be carried out.
- 10.03 The old school building is indeed considered by the Conservation Officer to be a 'non-designated' heritage asset. The NPPG defines these as *"buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets."*
- 10.04 The Old School was erected in 1872 as the Thurnham Church of England National School. The Conservation Officer advises that, *"it is an attractive red brick building with a clay tile roof and was sympathetically converted and extended in the early 1990s under application MA/91/0063 to form a single dwelling house whilst retaining most of its original character as a school. Under this permission, the building was recognised as an important local feature. It is of pleasing and typical design for its age, featuring a large schoolroom to the north end with large timber framed windows and a prominent central gable and an attached two-storeyed master's house at the south end. It is an interesting and quite early use of a simple Queen Anne style design, moving away from the Gothic Revival styling which had previously been favoured for school buildings and its use of local materials means that it fits well into its environment. The school is also interesting as a relatively early example of the great expansion of elementary school building which took place in the wake of the 1870 Education Act but before it became compulsory in 1880.*
- 10.05 *For these reasons the building is attractive and is in a relatively unaltered state with its original character largely maintained. It therefore has a degree of significance and interest meriting consideration due to its local historical interest, good condition, and that it forms an attractive Victorian school building. It has a clear connection with the local community being in use as the local infants school for over 100 years until 1988 before it relocated."* English Heritage's Listing Selection Guide for Educational Buildings published in April 2011 recognises at Page 2 that, *"there is widespread public interest in the future of these distinctive historic buildings. For many, schools are formative buildings and much valued elements of the public realm"*. It states at Page 8 that, *"Schools are often, along with churches, notable landmarks and were designed as such: their contribution to the character of historic neighbourhoods should be taken into account as well."*
- 10.06 Overall, the building is considered to be a non-designated heritage asset and this is a material consideration under the NPPF. The NPPF states that, *"the effect of an*

application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

10.07 On this basis, I consider the principle of allowing a new dwelling to enable repair works to the building is acceptable. The NPPF advises that, *“local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.”*

10.08 The main issues to consider are the viability appraisal to justify the dwelling, the impact of the proposed works and new dwelling on the old school building, impact upon the local area, residential amenity, highways, and ecology.

Viability Justification

10.09 A viability appraisal has been provided with a breakdown of costs and income for five scenarios for development at the site as follows:

1. Renovate the school building as one dwelling (loss of 21%)
2. Renovate the school building as one dwelling with a new house (return of 10%)
3. Renovate the school building with extension as one dwelling with a new house (return of 17%)
4. Convert the school building to two dwellings (loss of 17%)
5. Convert the school building to two dwellings with a new house (return of 16%)

10.10 Option 2 has been discounted as the return is not considered sufficient at 10%. Although offering a suitable return, Option 5 has been discounted as this would result in three dwellings at the site (and not the minimum development necessary). Option 3 has been selected as this would result in only one additional dwelling with a suitable return of 17%. The Council's property section has assessed the information and considers that the site costs were not excessive (such that the site was overly expensive), that the suggested construction costs and income are reasonable, and that Option 3 would appear to be the viable solution. On this basis, I consider the proposals are justified from a viability perspective.

Heritage Impact

10.11 The proposed extensions to the school building are relatively modest in size, and are sympathetic in their form and design. The Conservation Officer considers that they would not cause harm to the character or appearance of the old school building. I concur with this view and consider they are acceptable.

10.12 The new house would obviously impact upon the setting of the school building, but has been designed to complement the school building with gabled roofs and similar architectural detailing including soldier courses above windows, projecting plinth, eaves detailing, and materials. The Conservation Officer has raised no objections to its design or positioning. My view is that the original open setting of the school building would be impacted but the benefits of securing the long term future of the school building would outweigh any impacts upon the setting. A key aspect of the

building's setting is the former playground to the front, which would remain open. The triple garage in my view is excessive and the applicant is agreeable to a reduced double garage, which I consider can be dealt with by condition.

- 10.13 KCC Heritage has recommended a watching brief condition due to local archaeology which I consider is appropriate.

Landscape Impact

- 10.14 The new dwelling would inevitably impact upon the openness of the site and local area through consolidating development. The built up extent of the site would increase and there would be a negative impact upon the general rural character of Thurnham Lane. The dwelling would be visible from Thurnham Lane but views would be partly broken by existing hedging to the front. I note views would also be possible from the public footpath just to the west. My view is that there would be some harm to the local area. However, I consider the dwelling would complement the existing building and is of a rural character, and whilst the new house would cause some harm to the area, the benefits of securing the long term future of the school building would outweigh this harm. New tree and shrub planting is proposed which would help soften the development and provide a better setting.

Residential Amenity

- 10.15 The extensions to the old school would not have any harmful implications for neighbouring properties due to the separation distances. The new house would face towards Thurnham House to the east but would be over 23m from the house and a sufficient distance from its garden so as not to result in a harmful impact upon privacy. The new dwelling and old school building would also be provided with sufficient amenity.

Ecology

- 10.16 An ecological scoping survey of the site was submitted which recommended more detailed surveys relating to bats and great crested newts (GCN), which have been carried out.
- 10.17 In respect of bats, internal and external bat surveys of the building and emergence surveys have been carried out. They reveal that a single 'brown long eared bat' was roosting at the site, and the internal survey identified that there was at least two areas within the buildings which were used by roosting bats. The roosts are considered to be low status roosts occasionally used through the summer period and building on-site is considered of medium potential for supporting roosting bats. 'Noctule', 'common pipistrelle', 'brown long-eared', and 'serotine' bats were recorded foraging and/or commuting at the site.
- 10.18 As the building on site supports an occasional bat roost, which would be lost, the surveyor recommends the proposed works are undertaken in line with a mitigation strategy and through the creation of at least one bat loft within the proposed development. The KCC Ecologist advises that favourable conservation status of the species will be maintained through mitigation but a more detailed bat mitigation strategy, produced by a licensed bat surveyor, should be provided by condition. They advise that a European protected species licence is likely to be required and advise that consideration should be given to the likelihood of a licence being granted, which requires the 'three tests' to be addressed. These are that: The development activity must be for imperative reasons of overriding public interest or for public health and

safety; there must be no satisfactory alternative; and favourable conservation status of the species must be maintained. I consider that the public interest of securing the long term future of the non-designated heritage asset is an overriding reason for the loss of the roost. The works to the building are necessary to conserve it and so there are no alternative proposals to prevent an impact upon the roost. However, favourable conservation status of the species would be retained through mitigation as advised by KCC. On this basis, I consider a licence is likely to be forthcoming and that suitable mitigation can be provided in line with the NPPF.

10.18 With regard to GCN, the site is regularly managed (being lawful garden although not used as such for some time) and is considered to offer limited suitable habitat for GCN. Local ponds have been surveyed and are considered of limited value, ranging from average to poor suitability for great crested newts. The two ponds with the highest score of average are not located within close proximity of the site, and are within Bearsted golf course, with extensive areas of amenity grassland located between these ponds and the site. KCC Ecology advise that, in principle they do not disagree with the conclusion that there is limited suitable habitat present on site for GCN and precautionary mitigation should be used to minimise the potential for killing/injuring GCN. Due to the high density of ponds within the vicinity of the site they advise that a more detailed precautionary mitigation strategy is submitted as a condition of planning permission. Other enhancements include bird nesting boxes, native planting, and log piles.

10.19 Overall, I consider suitable ecology mitigation can be provided and the impact of the proposals on biodiversity is not grounds to object to the application.

Highways

10.20 No objections have been raised by Kent Highways to the use of the existing access with conditions recommended to secure the parking, a properly consolidated access, and pedestrian visibility splays. Whilst there is an abundance of parking and turning space, this is due to the maintenance of the former playground, which I consider is appropriate in heritage terms.

Section 106

10.21 The applicant has submitted a draft Section 106 agreement which would ensure that the works to the old school building would be carried out in full prior to occupation of the new dwelling. A detailed specification of works to accompany this has also been submitted, which would ensure the precise works are carried out to the standard considered necessary to preserve the building. This mechanism will be finalised with the Borough Solicitor to ensure it is adequate.

11.0 CONCLUSION

11.01 The old school building is considered to be a 'non-designated heritage asset' with a degree of significance and interest meriting consideration due to its local historical interest, good condition, and that it forms an attractive Victorian school building. The principle of allowing a new dwelling (which would otherwise be contrary to policy) to enable repair works to the building is therefore considered acceptable and in line with the NPPF. Viability information submitted demonstrates that the provision of one dwelling would be required to enable the necessary repair works. The slightly negative impact upon the setting of the old school from the new dwellings, and the harm to the landscape is not considered to outweigh the benefits of securing the long term future of the school building. The works to the old school would be secured by a

legal agreement and on this basis I consider a departure from the Development Plan is acceptable in this case, and recommend permission subject to the following conditions. Delegated powers are sought in order to finalise the legal agreement and the detailed specification of works.

12.0 RECOMMENDATION

Subject to the prior completion of a legal agreement, in such terms as the Head of Legal Services may advise, to provide the following;

- Securing a detailed specification of works to renovate and extend the Old School House building and that they are carried out in full prior to the occupation of the new dwelling

The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the imposition of the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this 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 shall not commence until, full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-
 - a) New internal joinery in the form of large scale drawings.
 - b) New external joinery in the form of large scale drawings.

The development shall be carried out in accordance with the approved details;

Reason: To ensure the appearance and the character of the building are maintained.

3. The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the buildings and extensions, and surface areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

4. The development shall not commence until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

5. The development shall not commence until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an

archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

6. The development shall not commence until amended plans have been submitted to and approved in writing by the Local Planning Authority showing a double garage in lieu of the triple garage shown at the north end of the site.

Reason: In the interests of visual amenity.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include specific details of the ecological enhancements as outlined in the ecological reports dated January and June 2014;

Reason: In the interests of visual amenity and biodiversity enhancement.

8. No development shall take place until a detailed bat mitigation strategy (produced by a licenced bat surveyor) has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy should include the following:

- (a) Purpose and objectives for the proposed works
- (b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- (c) Extent and location of proposed works shown on appropriate scale maps and plans;
- (d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- (e) Material to be used to carry out the work.
- (f) Persons responsible for implementing the works;
- (g) Monitoring

The works shall be carried out strictly in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority and shall be retained in that manner thereafter.

Reason: In the interest of biodiversity mitigation.

9. No development shall take place until a precautionary mitigation strategy for great crested newts has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy should include the following:

- (a) Purpose and objectives for the proposed works

- (b) Proposed methodology to carry out the works (including timings)
- (c) Extent and location of proposed works shown on appropriate scale maps and plans;

The works shall be carried out strictly in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority and shall be retained in that manner thereafter.

Reason: In the interest of biodiversity mitigation.

10. The development shall not be occupied until details of any lighting to be placed or erected within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, inter-alia, details of measures to shield and direct light from the light sources so as to prevent light pollution and in order to minimise any impact upon ecology. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To prevent light pollution in the interests of the character, amenity and biodiversity of the area.

11. The new build dwelling shall achieve at least Level 4 of the Code for Sustainable Homes. This dwelling shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To ensure a sustainable and energy efficient form of development.

12. Pedestrian visibility splays 2m x 2m with no obstruction over 0.6m above the access footway level shall be provided prior to the occupation of any of the development and shall be subsequently maintained;

Reason: In the interests of highway and pedestrian safety.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory setting and external appearance to the development.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no development within Schedule 2, Part 1 Class(es) A, B, C, D, E or G, Part 2 Class A, and Part 40 Class(es) A, B, E, and F to that Order shall be carried out without the permission of the Local Planning Authority;

Reason: To safeguard the character and appearance of the non-designated heritage asset and the surrounding area.

15. Notwithstanding the amended plan sought under condition XXX, the development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Committee Report

Drawing nos. 12.44.00, 12.44.02, and 12.33.05C received on 17th July 2013, and 12.44.03C and 12.44.05E received on 17th January 2014.

Reason: In the interests of visual amenity.

Case Officer: Richard Timms

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.