

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 17 March 2025

Application Number: 243127

Location: URS Building, Whiteknights Campus, Earley, RG6 6BW

Proposal: Full application for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store, and hard and soft landscape and accessibility improvements.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

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

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and documents:

Existing Location Plan - 2360383-ACG-W033-ZZ-DR-A-19000 - P10 Landscape removal Plan - 2360383-ACG-W033-01-DR-A-18100 – P5

Proposed Site Plan - Ph2 2360383-ACG-W033-RF-DR-A-18200 - P3

Proposed Site Plan Ph3 - 2360383-ACG-W033-RF-DR-A-18300 – P12 Landscape Plan - 2360383-ACG-W033-RF-DR-A-18310 – P5

GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10201 - P1

GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10202 - P1

GA 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10210 - P3

GA 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10211 - P3

GA 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10212 - P3

GA 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10213 - P3

GA 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10214 - P3

GA 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10215 - P3

GA RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10217 - P2

0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 - P4

1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 - P3

2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 - P3

3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 - P3
 4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 - P3
 5 Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10315 - P3
 B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10316 - P3
 RF Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10317 - P4
 Demo 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10121 - P4
 Demo 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10122 - P4
 Demo 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10123 - P4
 Demo 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10124 - P4
 Demo 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10125 - P4
 Demo 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10126 - P4
 Demo RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10127 - P3
 Demo 3d S Ph2 - 2360383-ACG-W033-ZZ-DR-A-10128 - P2
 Demo 3d N Ph 2 - 2360383-ACG-W033-ZZ-DR-A-10129 - P2
 Demo All Plans All Phases - 2360383-ACG-W033-ZZ-DR-A-10140 - P9
 Demo 3d S All Phases - 2360383-ACG-W033-ZZ-DR-A-10141 - P9
 Demo 3d N All Phases - 2360383-ACG-W033-ZZ-DR-A-10142 - P9
 Demo 0 Plan Ph2-3 - 2360383-ACG-W033-00-DR-A-10131 - P3
 Demo 1 Plan Ph2-3 - 2360383-ACG-W033-01-DR-A-10132 - P3
 Demo 2 Plan Ph2-3 - 2360383-ACG-W033-02-DR-A-10133 - P3
 Demo 3 Plan Ph2-3 - 2360383-ACG-W033-03-DR-A-10134 - P3
 Demo 4 Plan Ph2-3 - 2360383-ACG-W033-04-DR-A-10135 - P3
 Demo 5 Plan Ph2-3 - 2360383-ACG-W033-RF-DR-A-10136 - P3
 Demo B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10137 - P3
 3d FFE S Ph3 - 2360383-ACG-W033-ZZ-DR-A-60301 - P10
 3d FFE N Ph3 - 2360383-ACG-W033-ZZ-DR-A-60302 - P10
 RCP All Plans Ph3 - 2360383-ACG-W033-ZZ-DR-A-13300 - P10
 Section AA Ph2 - 2360383-ACG-W033-ZZ-DR-A-30200 - P4
 Section BB-CC-DD-EE Ph2 - 2360383-ACG-W033-ZZ-DR-A-30201 - P4
 Section FF Ph2 - 2360383-ACG-W033-ZZ-DR-A-30202 - P3
 Section AA Ph3 - 2360383-ACG-W033-ZZ-DR-A-30300 - P13
 Section BB-CC-DD-EE Ph3 - 2360383-ACG-W033-ZZ-DR-A-30301 - P13 Section
 FF Ph3 - 2360383-ACG-W033-ZZ-DR-A-30302 - P11
 Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21200 - P5
 Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21201 - P5
 Elev E-W Ph2 - 2360383-ACG-W033-ZZ-DR-A-21202 - P5
 Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21203 - P5
 Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21204 - P5
 Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21205 - P5
 Elev N Ph3 - 2360383-ACG-W033-ZZ-DR-A-21300 - P10
 Elev S Ph3 - 2360383-ACG-W033-ZZ-DR-A-21301 - P10
 Elev EW Ph3 - 2360383-ACG-W033-ZZ-DR-A-21302 - P10
 Elev E II-JJ-KK Ph3 - 2360383-ACG-W033-ZZ-DR-A-21303 - P8
 Elev EW LL-MM-NN Ph3 - 2360383-ACG-W033-ZZ-DR-A-21304 - P8
 Elev W OO-PP-QQ Ph3 - 2360383-ACG-W033-ZZ-DR-A-21305 - P8
 Window study- N Elev - 2360383-ACG-W033-ZZ-DR-A-21400 - P4
 Window study- S Elev - 2360383-ACG-W033-ZZ-DR-A-21401 - P4
 Demo Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21120 - P6
 Demo Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21121 - P6
 Demo Elev EW Ph2 - 2360383-ACG-W033-ZZ-DR-A-21122 - P6

Demo Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21123 - P5
 Demo Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21124 - P5
 Demo Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21125 - P5
 Demo Elev N Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21130 - P8
 Demo Elev S Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21131 - P8
 Demo Elev EW Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21132 - P8
 Demo Elev E II-JJ-KK Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21133 - P8
 Demo Elev EW LL-MM-NN Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21134 - P8
 Demo Elev W OO-PP-QQ Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21135 - P8
 Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 - P8
 Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 - P8
 Roof lanterns 1 - 2360383-ACG-W033-ZZ-DR-A-29200 - P1
 Roof lanterns 2 - 2360383-ACG-W033-ZZ-DR-A-29201 - P1
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 - P6
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36320 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36321 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 - P6
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36340 - P6
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36341 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36350 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36351 - P6
 Typical Services Integration - 2360383-ACG-W033-ZZ-DR-A-32300 - P6 Proposed
 Plan details-corner window - 2360383-ACG-W033-ZZ-DR-A-41200 - P9
 Proposed Plan details-oriel window - 2360383-ACG-W033-ZZ-DR-A-41201 - P9
 Proposed Plan details-plant doors - 2360383-ACG-W033-ZZ-DR-A-41202 - P6
 Proposed Plan Details- New Stair External Wall - 2360383-ACG-W033- ZZ-DR-A-41300 - P6
 Proposed Section details-roof eaves - 2360383-ACG-W033-ZZ-DR-A-42200 - P9
 Proposed Section details-cladding/window - 2360383-ACG-W033-ZZ-DR-A- 42201 - P9
 Proposed Section details-roof verge longitudinal - 2360383-ACG-W033- ZZ-DR-A-42202 - P9
 Proposed Section details-roof courtyard - 2360383-ACG-W033-ZZ-DR-A- 42203 - P9
 Proposed Section details-lantern rooflight - 2360383-ACG-W033-ZZ-DR- A-42204 - P9
 Proposed Section details-oriel window - 2360383-ACG-W033-ZZ-DR-A- 42205 - P9
 Proposed Section details-cowl - 2360383-ACG-W033-ZZ-DR-A-42206 - P7
 Proposed Section details- Roof Ridge Section Lantern - 2360383-ACG- W033-ZZ-DR-A-42207 - P6
 Proposed Section details- External Louvre Double Door - 2360383-ACG- W033-ZZ-DR-A-42208 - P6
 Proposed Section details- Cill and Fascia - 2360383-ACG-W033-ZZ-DR- A-42209 - P6
 Proposed Section details- Glazed Link - 2360383-ACG-W033-ZZ-DR-A- 42211 - P6
 Proposed Section details- Window section comparison - 2360383-ACG- W033-ZZ-DR-A-42290 - P4

Typical window 1- Gutter/Concrete Upstand - 2360383-ACG-W033-ZZ-DR- A-42291 - P1

Typical window 2- Oriel 2360383-ACG-W033-ZZ-DR-A-42292 - P1

Typical window 3- Existing aluminium cladding - 2360383-ACG-W033-ZZ- DR-A-42293 - P1

Typical window 4- Gutter/roof abutment - 2360383-ACG-W033-ZZ-DR-A- 42294 - P1

Typical window 5- Double height - 2360383-ACG-W033-ZZ-DR-A-42295 - P1

Typical window 6- Precast panel - 2360383-ACG-W033-ZZ-DR-A-42296 - P1

Proposed Section details- New Staircore Details - 2360383-ACG-W033- ZZ-DR-A-42300 - P5

Bin Bike Store - 2360383-ACG-W033-ZZ-DR-A-90300 - P6

URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell

URS Building Internal and External Refurbishment – Preliminary Ecological Appraisal', prepared by EPR, dated 25 November 2024, Ref. 30/40-1C.

Arboricultural Report and Method Statement prepared by Challice Consulting Ltd dated 28th November 2024 (Report Ref: AR5464 (incorporating AR5519))

Received 11th and 17th December 2024 and 28th February 2025

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

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Windows/ External Glazed Screen & External Doors

Notwithstanding the details submitted, none of the new and replacement windows, glazed exterior screens, and exterior doors hereby approved shall be installed until full details of the windows, glazed screens, and exterior doors have been submitted to and approved in writing by the local planning authority. Details required shall include:

- External elevation scaled drawings for each of the different window forms, external glazed screens, and external doors at either 1:10 or 1:20 scale, with cross-sectional horizontal and vertical sections shown in context of the surrounding fabric (to show their installed position with respect to the external face of the building).
- Cross-sectional drawings of the window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) shown at 1:5 scale.
- External colour and finish to window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) along with a physical sample of the finishes for the frames. The new windows, external glazed screens, and exterior doors shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Roof Lights

Notwithstanding the details submitted, none of the new roof-lights hereby approved shall be installed until details of the roof-lights have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof-light units.
- Colour and finish of frames.

The roof-lights shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Roof Cowl Units

Notwithstanding the details submitted, none of the new roof cowl units hereby approved shall be installed until details of the roof- cowls have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof cowl units.
- Colour and finish of the units.

The roof cowl units shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Replacement Aluminium Sheet Covering to the Roof and Walling

Notwithstanding the details submitted, no works are to be undertaken to replace the aluminium sheet covering of the roof and walling until details of the replacement material, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. Works to install the new aluminium sheet roof and wall covering shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Roof Lantern Lights

Notwithstanding the details submitted, none of the replacement glazed roof lanterns hereby approved shall be installed until further details of the roof lanterns have been submitted to and approved in writing by the local planning authority. Details required shall include:

- External scaled drawings for each different roof lantern at either 1:20 or 1:50 scale.
- Frame cross-sections at 1:5 scale.
- Frame colour and finish detail.

Works to install the roof lanterns shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. Matching External Finishes

All works of repair and making good to the external fabric of the URS Building shall be finished to match the adjacent retained existing, with regard to the material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

9. Repairs to Concrete Structure/Elements

Works of repair to the concrete fabric of the URS Building shall be undertaken in accordance with the URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell, unless otherwise agreed in writing by the local planning authority prior to any changes being implemented.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

10. Materials of external stair cores

Notwithstanding the details submitted, no works are to be undertaken in respect of the external stair cores and lift shaft until full details and a physical sample of the aluminium cladding with the textured perforations, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

11. New Openings to External Walling For Louvred Vents/Intakes

Notwithstanding the details submitted, no works shall be undertaken to form the new openings through the external walling for the new louvred extraction/intakes, until details setting out how the new openings in the external walling are to be formed have been submitted to and approved in writing by the local planning authority. Details shall also set out the external materials/finish surrounding the new openings. The new openings in the external walling for the louvres shall be formed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

12. Louvred Openings

Notwithstanding the details submitted, no works shall be undertaken in respect of installing the external louvres, including those to the new windows, until full details for the louvres, including scaled cross sectional drawings, details of material and finish have been submitted to and approved in writing by the local planning authority. The new louvres shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

13. Roof Guttering Channel End Detailing

Notwithstanding the details submitted, no works to form the new roof covering shall take place until details of the form of the ends to the new replacement rainwater channels to the sloping roofs have been submitted and approved in writing by the local planning authority. These should replicate as closely as possible the existing detailing in all meaningful characteristics (dimensions, profiles and materials). Works to form the rainwater channels shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

14. Brick Slip Pavers

Notwithstanding the details submitted no works shall take place to take-up, repair and/or refurbish the brick paver ground treatment to the under-croft area of the URS Building or those other locations around and in the building where used, until full details have been submitted to and approved in writing by the local planning authority. These details shall include:

- Precise tile colour.
- The methodology for the repairs and refurbishment of the brick pavers (including the grouting medium to be used).
- Anti-slip measures (to include the extent/location of where the edging brick to the steps are to be used).

Works to the brick pavers shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

15. Accordance with Ecological Appraisal Recommendations

The development hereby permitted shall be carried out in full accordance with section 4 'Summary and Conclusions' of the 'URS Building Internal and External Refurbishment – Preliminary Ecological Appraisal', prepared by EPR, dated 25 November 2024, Ref. 30/40-1C.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

16. Biodiversity Enhancements

Prior to construction of the external stair cases, full details and locations of biodiversity enhancements, to include bat boxes, bird boxes and hedgehog houses, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements hereby approved shall be installed prior to the first use of the URS building for members of the public and will be maintained (and replaced if required) for the lifetime of the development.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

17. Bird Nesting Season

The development hereby permitted shall take place outside of nesting bird season (March-October inclusive). Should this not be possible, a nesting bird check should be conducted by a suitably experienced ecologist no more than 24 hours prior to the commencement of works. Should nesting birds be found, the ecologist shall set up an appropriate exclusion zone around the nest which must not be entered until chicks have fledged.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

18. Soft Landscaping

Prior to the commencement of the development, there shall be submitted to and approved in writing by the local planning authority a scheme of soft landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

19. Protection of trees

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement prepared by Challice Consulting Ltd dated 28th November 2024 (Report Ref: AR5464 (incorporating AR5519)). Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

4. This permission does not convey or imply any approval or consent in respect of Listed Building Consent that may be required for external or internal alterations to the listed building(s). The applicant is advised to contact the Conservation Architect to establish if consent is required for any works proposed.

5. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed:



Date: 12/03/25

REMEMBER - The earliest date for a decision on this application is: **23 January 2025**