

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261708
Site Address:	New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA
Expiry Date:	9 October 2026
Site Visit Date:	1 April 2026
Proposal: Full application for a temporary change of use of land to erect a tent for use as a well-being/holistic healing service from 1st April to 30th September in any calendar year (Part retrospective).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS8 – Meeting our employment needs C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER2 – Employment uses outside of Core Employment Areas ER3 – Supporting the rural economy FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses

	NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment HC1 – Promoting healthy communities HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2007/2932	Application for the erection of a semi-permanent siting of a marquee with retention of raised timber base.	Refused 25/01/2008
132005	Proposed change of use from restaurant (A3 use) to a single private dwelling (C3 use), plus alterations and a first floor extension to building.	Approved 07/07/2014
212486	Full application for the proposed change of use from restaurant and ancillary staff accommodation (Use Class E) to 1 no. dwelling (Use Class C3) with addition of 3 no. dormers to facilitate conversion of loft to additional first floor habitable accommodation, alterations including demolition of a single storey rear element, insertion of 8 no. rooflights, changes to fenestration, and associated works. (Part Retrospective)	Approved 25/02/2022
212487	Application for Listed Building consent for the proposed change of use from restaurant and ancillary staff accommodation (Use Class E) to 1 no. dwelling (Use Class C3) with addition of 3 no. dormers to facilitate conversion of loft to additional first floor habitable accommodation, alterations including demolition of a single storey rear element, insertion of 8 no. rooflights and changes to fenestration, plus installation of an internal swimming pool and associated works. (Part Retrospective)	Approved 24/09/2021

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received
WBC Drainage – No objections
WBC Highways – No objections subject to condition(s)
WBC Landscape and Trees – No objections on arboricultural and landscape character grounds
WBC Built Heritage Officer – No objections
WBC Ecology – No objections
WBC Waste Services – No comments received
WBC Cleaner and Greener – No comments received
External
Hart District Council – No objections
The Environment Agency – No objections

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: The Committee resolved to raise no objection to this planning application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

New Mill House, more recently known as The New Mill, is a Grade II Listed dwellinghouse located at the end of New Mill Road, adjacent to a ford that links to the Blackwater River immediately south of the site. Historically, the dwelling was in use as a restaurant until permission 132005 (dated 7th July 2014) approved the change of use to a dwellinghouse. Planning permission and Listed Building Consents 212486 and 212487 acted as amendments to 132005, namely through additional alterations to the building to create living space.

It is noted that an application was refused in January 2008 (F/2007/2932) for the erection of a semi-permanent siting of a tent with retention of raised timber base. The grounds for refusal surrounded visual and spatial harm to the open countryside, whilst also harming the setting of New Mill House as a Listed Building. It is important to note that there are several key differences between the original proposal and that currently subject of this pre-application, namely:

- The new tent is substantially smaller in footprint than the tent subject of F/2007/2932 and is also proposed to be sited further eastwards.
- The new permission sought is temporary (seasonal) and does not include the permanent retention of a timber base to station the tent.

Proposal Description:

This application seeks approval for the temporary change of use of land to erect a tent for use as a well-being/holistic healing service from 1st April to 30th September in any calendar year.

The tent would be sited to the eastern end of New Mill House's garden, adjacent to the Blackwater River. It would have a footprint of 11.6 x 5.8 metres.

The business is in use as well-being service that provides, amongst other personal improvement regimes: holistic healing including yoga, crystal bowl sound healing, crystal workshops and other low key / low usage experiences. Events held are usually for groups no larger than 20 people. The existing level of activity taking place at the dwelling is not considered to have resulted in a material change in the character of the use of the dwellinghouse or its residential curtilage. The application however seeks permission for the seasonal use of the identified area of land and tent for the specified well-being activities.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

National Planning Policy Framework (2026)

The National Planning Policy Framework 2026 (NPPF) and its associated National Decision-Making Policies (NDMPs) are material considerations of critical importance and are required to be considered alongside the Council's adopted Development Plan policies when determining planning applications. The principle of the proposed development must therefore be assessed having regard to the adopted Development Plan, together with the relevant provisions of the Framework, the NDMPs and any other material considerations.

The adopted Core Strategy and Managing Development Delivery remain part of the statutory Development Plan and continue to provide the principal local policy framework for assessing development proposals. Annex A.2 states 2. Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework. The weight given to individual policies is therefore a matter for the decision maker, based on their consistency with the NPPF rather than the age of the Development Plan itself.

NDMP S3 - Presumption in favour of sustainable development:

Policy S3 states that in determining development proposals, decision-makers should apply either NDMP S4 or NDMP S5 depending on whether a site is located within or outside a defined settlement. Development proposals that accord with both an up-to-date development plan and the National Decision-Making Policies should be approved without delay.

The application site lies outside of recognised settlement limits (Countryside) and as such, policy S5 is applicable in this instance.

NDMP S5 - Principle of development outside settlements:

Policy S5 states that only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

- a) Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;
- b) Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;
- c) The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;
- d) The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);
- e) Limited infilling within groups of houses;
- f) An exception site as provided for in policy HO10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
- g) Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation, provided it meets the criteria in policy HO12;
- h) Residential and mixed-use development which would:
 - I. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);
 - II. Be physically well-related to the station or the settlement within which the station is located;
 - III. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and
 - IV. Not prejudice any proposals for long-term comprehensive development in the same location.
- i) The development of land allocated for that purpose in the development plan (where this lies outside settlements); and
- j) Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of

deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

- I. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or
- II. Comprise major development for freight and logistics purposes which accords with policy E3.

Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

Policy E4 of the NPPF states that the sustainable growth of businesses in rural areas should be supported, including through:

- a) The conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land-based businesses;
- c) Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and
- d) Development to maintain and enhance farm viability and sustainability and support domestic food production, such as improved accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation).

Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:

- a) Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and
- b) The siting and design of development should be appropriate having regard to the character of its surroundings.

Core Strategy (2010):

As outlined above, the application site is located within the designated Countryside, meaning the development is subject to assessment under Core Strategy Policy CP11. Policy CP11 states that development proposals will not normally be permitted in the countryside except where one or more of the specified exceptions apply:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of,

- the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

Managing Development Delivery Local Plan 2014 (MDDLDP):

Policy CC01 of the MDDLDP states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Local Plan Update:

The Local Plan Update (LPU), the plan which will supersede the Core Strategy and MDD Local Plan, was published in October 2024 (Regulation 19 Proposed Submission Plan). It was subsequently submitted for examination on 28 February 2025. Two independent Inspectors were appointed, with Part 1 examination hearings held in November 2025. The Inspectors have now written to confirm the examination can progress to Part 2 hearings, which commenced in March 2026 and finished in June 2026. The Council has now received the Inspectors' post-hearing letters, detailing their views on the soundness of the policy basis. The LPU sets out the development strategy and proposed site allocations to meet housing needs to 2040.

Policy DM4 of the NPPF states that when preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

The Council's LPU is at a relatively advanced stage, with adoption anticipated in the

new year. LPU policies of particular relevance to the application are:

- SS1 (Sustainable development principles)
- SS2 (Spatial strategy and settlement hierarchy)
- SS5 (Development in the Countryside)
- ER3 (Supporting the Rural Economy)

As a whole, the LPU is still given limited weight, despite its advance stage of preparation. The proposed Inspector modifications have yet to be consulted upon and adopted, and objections remain outstanding in relation to a number of policies. Limited weight is afforded to the Emerging Plan as a whole, although greater weight may be attached to individual policies where they are consistent with the NPPF and are not the subject of main modifications.

Assessment:

With regards to criterion 1 of CP11, the nature of the proposed use is reasonably considered to be a form of recreation in the Countryside and actively promotes the enjoyment of it. Therefore, it is considered that the proposal would comply with criterion 1 of CP11.

Turning to criterion 2 of CP11, the tent would be sited approximately 75 to 80 metres west of the main dwellinghouse on an area of open grassland. The temporary nature and limited scale of the tent would ensure no permanent encroachment/expansion of development away from the original buildings on site, but the distance between the dwelling and tent would be notable.

The intensity of the use is also an important consideration, having it been clarified by the applicant that events should be no more than twice a week, with no more than 20 people attending. Considering the site's historic restaurant use which would have undoubtedly resulted in much more significant movements to and from the site, it is not considered that the irregularity of the proposed events, modest scale of the tent as a whole and the fact the use would only be permitted for six months annually, would result in the excessive encroachment or expansion of development away from the original buildings, thus achieving broad compliance with criterion 2 of CP11.

The third criterion of CP11 is not relevant to this proposal, since it does not involve the conversion of or replacement of buildings.

Turning to Policy S5 of the NPPF, it is considered that the use proposed falls within the first criterion of acceptable development outside settlement limits, insofar that the use (a well-being/holistic healing service) can reasonably be classified as outdoor recreation that, due to the nature of the use, is more commonly associated with quieter, rural surroundings rather than more urban settings. Policy E4 of the NPPF also provides support to rural leisure uses.

In summary, the proposed development is considered acceptable in principle when assessed against the policy basis outlined above.

In applying NDMP S5, consideration must be given to whether the proposal gives rise

to any adverse effects which would substantially outweigh the benefits of development. This includes consideration of the relevant policies of the WBC Core Strategy and MDD alongside the applicable NDMP relating to matters such as design, residential amenity, highways, flooding, ecology, heritage, infrastructure and environmental impacts. The detailed application of those provisions is undertaken in the following sections.

Character of the Area:

Policy Context:

Section 14 of the NPPF promotes high quality, healthy, inclusive and sustainable places, through setting clear expectations about design. Policy DP3 focuses on key principles for well-designed places. It states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

The requirements of this policy do not depart from the principles already established within the National Design Guide published in January 2021. Policy DP3 lists seven principles to achieve the overarching goal of well-designed places, which are below:

- Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;
- Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;
- Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;
- Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;
- Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

- Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and
- Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

The National Design Guide section B1, paragraph 67 also states that the built form of well-designed places should relate well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;

Policy CC02 of the MDD Local Plan states that development at the edge of settlements is acceptable where it is demonstrated that it is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).

Assessment:

Whilst the tent would represent expansion of development eastwards into the open Countryside, its temporary and seasonal nature and lack of permanent foundations would prevent any permanent visual harm to the wider landscape.

Furthermore, the irregularity of the sessions proposed combined with the modest attendance numbers are considered proportionate to the scale of the site's rural surroundings, especially in light of the previous restaurant use.

Due to the nature of the activities, a temporary well-being/holistic healing service is considered to be a more appropriate use in the Countryside compared to more urban environments. As such, due to the limited wider public viewpoints of the tent, the proposals are considered to have an acceptable impact on the character of the area.

Heritage:

New Mill House is a Grade II Listed building. The WBC Built Heritage Officer has responded to the application and has raised no objections on heritage grounds, stating that given the wooded nature of the location for the temporary tent, its temporary nature and distance from the listed building, there are no anticipated impacts on its setting.

Neighbouring Amenity:

Overlooking, Loss of Light and Overbearing:

The proposed location of the tent, in relation to neighbouring land uses, raises no concerns on these grounds.

Noise:

The nature of the events themselves, combined with the distance between the tent and neighbouring land uses, are not considered to raise any adverse noise impacts. Events would cease at 10pm at the latest, which falls within recognised daytime hours.

It is however noted that the parking area for the site is within close proximity to neighbouring dwellings. That being said, the regularity of the vehicle movements would not be significant and incomparable to the historic restaurant use. Vehicle movements to and from the site would be limited to daytime hours, and as such there are no anticipated adverse noise impacts in this regard.

Highway Access and Parking Provision:

Sustainability:

While the applicant suggests that attendees can travel to the site using a variety of transport methods, including car sharing, public transport, walking and cycling, the site, due to its location outside of settlement limits, is considered to be in an unsustainable location.

There are no existing pedestrian and cycle network and street lighting along the site frontage. The speed limit along the site frontage is subject to national speed limit, the absence of footway does not provide safe and attractive environment for considering sustainable travel modes such as walking or cycling. There is also no public transport service within acceptable walking distance, making car the main mode for this development.

Whilst the above is acknowledged, the harm identified is limited in the context of the site's historical use and temporary nature of the permission. The historic restaurant use, which was active until January 2022, would have involved substantially larger amounts of vehicle movements, primarily due to customer turnover, at all times of the year compared to the proposed development. In comparison, the proposed use would involve events twice a week for a six-month period, with a maximum of 20 people attending at any one time (appropriately controlled via condition).

Whilst the locational constraints are acknowledged, the scale of the proposed development would only result in very limited harm in respect of locational sustainability. Conditions will be imposed limiting the number of occupants of events, and will also restrict the use so as to not allow material changes of use to other uses within Class E that are more intensive and less appropriate for the site's countryside setting.

Highway Safety and Parking Provision:

Due to the limited number of events and visitors anticipated, there are no concerns of an adverse impact on the wider highway network in terms of safety.

In terms of parking provision, the applicant has provided a scaled parking plan which indicates that 20 parking spaces can be accommodated on site. These spaces are scaled larger than usual (2.9 metres width compared to 2.5 metre requirement) and whilst the layout is slightly awkward, it would be entirely contained within this private site and would not impact the wider highway network as there is sufficient turning space within the parking area to allow safe egress out of the site in forward gear.

Flooding and Drainage:

Due to the site's immediate proximity to Blackwater River, the development proposals are located within Flood Zone 2. In response to this, the application is supported by a Flood Risk Assessment (Paul Basham Associates, June 2026).

From a fluvial flooding perspective, the Environment Agency have raised no objections to the proposed development. They consider that the approach proposed satisfactorily meets the requirements of paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist.

From a surface water drainage perspective, WBC Drainage raise no objections to the proposals, particularly due to the temporary nature of the development and lack of permanent ground fixings.

Compliance with the Flood Risk Assessment will be secured via condition.

Landscape and Trees:

There are no anticipated arboricultural concerns associated with the proposals as the tent would be sited away from any existing vegetation on site. There are also no wider landscape character concerns associated with the development based on the character summary outlined above.

Ecology:

Great Crested Newts (GCN):

The application site is located partly within Green and Amber Risk Zones for GCNs.

Due to the temporary nature of the tent, lack of operational development and temporary nature of the proposals, there are no anticipated impacts on this protected species.

Bats:

The site is located within a Bat Roost Suitability Habitat, but the nature of the development is unlikely to impact this protected species, largely due to the nature of the use and its temporary nature.

Biodiversity Net Gain:

As the development is retrospective, it is exempt from mandatory biodiversity net gains.

Retrospective development:

The application is part-retrospective, with the well-being use having already commenced at the site. Policy DM8 of the NPPF is therefore relevant to the consideration of the proposal.

Policy DM8 requires substantial weight to be given, when considering retrospective planning permission, where it is concluded on the evidence that the unauthorised development was intentional.

In this case, there is no evidence to demonstrate that the unauthorised development was intentionally undertaken in order to circumvent the planning system. Accordingly, substantial adverse weight is not attributed to the retrospective nature of the proposal under Policy DM8. The development must therefore be assessed on its planning merits, including the impacts arising from its nature, scale and location.

Conclusion:

In summary, the proposed development complies with the development plan in principle, with the only area of identified harm being the site's unsustainable location in terms of access to sustainable forms of transport which, due to the scale, type and temporary nature of the use, is only afforded limited weight. The development would otherwise facilitate a rural leisure business in the countryside which is supported at national level by Policies S5 and E4 and is afforded significant weight in the planning balance.

The limited environmental impacts identified are not considered to substantially outweigh the social and economic benefits identified. Accordingly, subject to conditions, this application is recommended for approval.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is

a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	5 October 2026
Earliest date for decision:	1 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	7 October 2026