

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242058
Site Address:	Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF
Expiry Date:	23 December 2024
Site Visit Date:	18 October 2024
Proposal: Full application for proposed erection of 1 No detached dwelling with associated landscaping and parking followed by the demolition of the existing outbuildings.	

PLANNING CONSTRAINTS/STATUS

Badger Sett Consultation Zones
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Tree Preservation Orders
Landscape Character Assessment Area
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
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 TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

	CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
172906	Full application for the proposed erection of a new dwelling.	Approved: October 2017

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection subject to a condition
WBC Drainage – No objection subject to a condition
WBC Highways – No objection subject to conditions
WBC Landscape and Trees – Request further information
WBC Ecology – No comments
WBC CIL – CIL liable development
WBC Cleaner and Greener – No comments
WBC Ecology Newts – No objection

External

Binfield Badger Group – No comments
Thames Water Utilities Ltd – No comments

REPRESENTATIONS

Winnersh Parish Council	No observations
Ward Member(s)	No comments received
Neighbours	One letter received praising the arboricultural submissions and the extent of tree protection offered

APPRAISAL

Site Description and Proposal: The application site comprises land adjacent to Oak View, a detached dwelling located at the end of a private road, to the north of Mill Lane.

The site is within designated countryside but framed by residential development in the local vicinity. The surrounding properties are at odds with their countryside designation, in that they are of high density on modest plots.

The proposal involves the erection of a two storey, 4-bed, detached dwellinghouse, with uncovered parking for three vehicles, cycle storage and associated landscaping.

Although the proposal includes demolition/removal of existing outbuildings, these buildings are outside the residential curtilage of Oak View and do not benefit from planning permission. As such, regardless of this application requiring their removal, this cannot be considered as a positive benefit in terms of this application. In addition to this, the hardstanding that has been laid on the site does not benefit from planning permission. This will be the subject of a separate enforcement investigation. Prior to any unauthorised works to the site, it was a tree covered green space.

It is noted that there is a discrepancy in the application form & planning statement regarding the relevant Certificate. The Agent has confirmed by telephone that the Application form (Certificate A) is correct and that the Planning Statement contains a typographical error.

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.

Countryside Location

The site is outside of, but adjacent to, the settlement limits of Sindlesham, which is classified as a Limited Development Location with a limited range of day-to-day facilities. Relevant to this, 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 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 CP11 of the Core Strategy does not permit new residential development outside of development limits without exception. However, Paragraph 83 of the NPPF aims to promote sustainable development in rural areas, with housing located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

Further to the above, the recent development of Rose Cottages (ref: 181378), to the southwest of the application site, has been approved at appeal for four residential dwellings, with the Inspector finding that the development would relate to existing development around it and that it accorded with the intent of Policy CP11. There have also been three separate applications for additional dwellings on the private road in which the application site is located (ref: 220352, 193,624, 172906), as well as the presence of established residential development in the countryside to the southern side of Mill Lane. Accordingly, the site is entirely surrounded by residential development. With the proposal satisfying the underlying objectives of Policy CP11 in terms of environmental improvement and avoiding encroachment, there is no overwhelming justification to oppose the development despite the proposal not strictly adhering to the requirements of CP11 and it being unacceptable in principle. As stated by the Inspector at paragraphs 9 & 10 of the appeal decision for 181378:

“Although the proposal would be beyond the defined settlement boundary, I note that the overall aims of Policy CP11 of the CS are to protect the separate identity of settlements and maintain the quality of the environment. I am satisfied that, for the reasons above, the proposal would not conflict with these aims....Therefore, although the proposal would not accord with one of the development types set out in Policy CP11 of the CS, I am satisfied that the proposal would not be contrary to the overall aims of the Policy and that the material considerations set out above carry significant weight to

overcome any conflict with the Policy. As such I find the proposal to be suitably located for housing.”

The below plan shows the location of the site in comparison to the 4 new dwellings at Rose Cottages:



Sustainability of Location

Notwithstanding the above, the sustainability of the location is an important aspect of any planning application for residential development. Policies CP6, CP9 and CP11 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. This is reinforced in Section 9 of the NPPF. Sindlesham is a small village situated between Wokingham, Winnersh and Earley. There are some local services and facilities within acceptable walking distance, including:

- Bearwood Primary School (including nursery).
- Reddam House (independent secondary school and nursery).
- The Poachers Pub and the Walters Arms.
- Baptist Church.
- Winnersh Community Centre and Recreation Ground (including a play area).
- Limited other facilities located sporadically throughout the area, including Sindlesham Court Conference and Wedding Venue & Nirvana Spa Complex.
- Sainsburys supermarket.

Notwithstanding the above, there are no local facilities in Sindlesham and the nearest bus stop (within 450m walking distance) is only served by one weekly bus service (route 145 on Tuesday mornings). This does not meet Council's definition of good public transport, as outlined in paragraph 4.57 of the Core Strategy. As such, the site is not located in a sustainable location and does not accord with the sustainability policies in the Core Strategy in particular CP3, CP6 and CP9.

However, there is established residential development in the surrounding area which are further from said facilities and services and the Rose Cottages development to the west was found to be acceptable on sustainability grounds in 2019 (in addition to the approved permissions for dwellings on the private lane as outlined above). There would

therefore be minimal basis for opposing the subject application on the same grounds and it is accepted that the site is suitable on sustainability grounds.

Core Strategy policy CP9 (Scale and Location of Development Proposals) confirms that the scale of development in the Borough must reflect existing and proposed levels of facilities and services at or in the location, together with their accessibility. To that end, it identifies a hierarchy of locations where proposals within settlement limits will be acceptable. As already noted, Sindlesham is identified as a location suitable for a limited level of development. Such locations are described as Limited development locations are those containing a basic range of services and facilities and are physically and socially cohesive. Within the development limits of these settlements, limited development would be acceptable. The proposal for a limited development of one net additional dwelling cannot be argued to be in an unsustainable location.

Minerals & Waste Local Plan

The Central and Eastern Berkshire Joint Minerals and Waste Plan (Joint Plan) was adopted by Wokingham Borough Council on 19 January 2023. The Joint Plan identifies site allocations and extensions to help provide a future supply of sand and gravel extraction. However, despite these allocations, there remains a shortfall of supply during the plan period. The policy response to address the shortfall is the identification of a 'Minerals Safeguarding Area' (MSA), where Policy M2 of the plan applies, and also an 'Area of Search' where Policy M4 applies. This approach is to demonstrate the potential for, in effect, windfall provision within the Plan area.

The application site is located within the MSA. Policy M2 of the Joint Plan would therefore be relevant to the proposal. Policy M2 seeks to protect mineral resources against unnecessary sterilisation by non-minerals development. For this purpose, a 3ha threshold is reflected in the supporting text to Policy M2 – which states at paragraph 6.40: *“a minimum plot size of 3 hectares will apply in the safeguarding process to avoid repeated consideration of prior extraction where this can be assumed to be uneconomic due to the small size of the parcels of land involved”*. The application site is below this size threshold, and therefore it is not considered commercially viable or suitable for prior extraction and removal and hence the proposal is not in conflict with this policy.

Housing Land Supply

To achieve sustainable development, the NPPF (Dec 2024) requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs. However, against this requirement, the Council is currently only able to demonstrate 3.2 years' worth of deliverable sites. Subsequently, Core Strategy Policies CP9 and CP11, as well as MDD Local Plan Policy CC02 identified above, which are most important for determining applications for new housing, are considered out-of-date in accordance with paragraph 11 of the NPPF.

Paragraph 11 goes on to state that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed;

- or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Firstly, in considering i), it must be recognised that the proposed site is not located within any protected areas or assets of particular importance (as outlined above and within footnote 7 and paragraph 189 of the NPPF). Officers must therefore consider the application under ii) and determine whether there are any adverse impacts generated by the development that would significantly and demonstrably outweigh the benefits having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.

This is referred to as the 'tilted balance', as harm and benefits are not weighed equally, but tilted in favour of approval where the above applies.

In acknowledging the requirements of paragraph 11(d) ii) and the tilted balance being engaged, it is necessary to consider whether there are any circumstances which affect the degree to which the tilted balance is engaged. This includes the underlying reason for any shortfall in deliverable housing sites. WBC's historic oversupply remains a relevant key contributing factor to the lack of required housing land supply, and this must be considered in the balance.

Having established the tilted balance is engaged, Paragraph 11d(ii) requires the proposal to be considered against the policies of the NPPF taken as a whole.

Character of the Area:

The proposal site is within designated countryside and in an unauthorised use as land associated with the residential use of the existing property (Oak View), being an area of hardstanding that is used for the parking of vehicles, and which is occupied by a storage container and a shed. The site is a square shaped plot located at the end of a small stretch of residential dwellings off Mill Lane. These dwellings all occupy similar sized plots, with limited sized rear gardens backing onto the boundaries with the newly constructed properties on Rose Cottages. Within this small line of residential dwellings, there is a clearly evident linear pattern of development and strong building line and rear boundary line, with properties located facing the private lane (including Oak View) and parking to the side of the properties. Whilst there is a mix type of dwellings in terms of detached and semi-detached, it is noted that those properties all share similar design features and material palette. Revised drawings were requested to alter the materials proposed (formerly render and anthracite composite boarding with slate roof and anthracite UPVC windows) to ensure the material palette was in keeping with the surroundings which is predominantly brick. Notwithstanding the approved details, the walling material of brick will be secured by condition to ensure that the proposal is in keeping with the rural character and as white painted render would both be out of context and overly dominant standing out in this rural location.

The layout and design of the proposal would respect the linear pattern of development along the private lane, where the properties are set out along the road frontage on single plots with a consistent building line. The arrangement of the dwelling would therefore tie in with the existing arrangement, thus having a positive impact on the character and appearance of the locality.

With regard to built density, it is acknowledged that the proposal represents a further development of the adjoining plot at Oak View, having already been subdivided in 2017. Despite this, it is not considered that this would result in an unduly dense or cramped development as it incorporates land which is outside of the residential garden of Oak View or its neighbour (prior to the subdivision). Furthermore, the surrounding area displays residential development where it is characteristic for properties to cover a large proportion of their respective plots. In any event, the dwelling would retain appropriate separation distance to the adjacent boundaries, thus safeguarding against a potential for urban cramming in this countryside setting. The development abuts an area of protected trees to the west, preventing any further encroachment of development along this lane.

R9 of the Borough Design Guide SPD notes that height, bulk and massing should respond to the local context and the prevailing heights in the area. The height of the dwelling would be approximately 8.5 metres, which is entirely appropriate in the context of other two storey developments in the lane, especially the existing Oak View dwelling, which also stands at a height of 8.5 metres.

R1 of the WBC Design Guide states that residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area. This may be achieved through blending in with a positive existing character or responding where relevant to the positive elements of its historic context. Following the submission of the amended plans, it is considered that the proposal positively responds to the established local context by taking into account the physical characteristics of the neighbouring dwellings, using similar materials and prominent design features such as projecting gables and dark framed windows. The dwelling is simple in form but consistent with the properties in the local vicinity.

Overall, the proposal would not result in any discordant or dominant additions to the street scene and the size, height and footprint follows the pattern of development along the lane. As such, there would be no significant harm to the character of the area or the host plot and thus no conflict with CP3 of the Core Strategy and the advice within the Borough Design Guide.

Housing Amenity:

Internal Amenity Space.

Policy TB07 of the MDD Local Plan and R17 of the BDG requires adequate internal space to ensure the layout and size achieves good internal amenity. The table below sets out the minimum internal space requirements for the different residential developments taken from TB07.

Dwelling Type*	Minimum gross internal area (GIA) (sq m)	Designed occupancy (Bed spaces per property)
1 bedroom flat	50 (538.2 sq ft)	2
2 bedroom flat	61 (656.6 sq ft)	3
2 bedroom house	83 (893.4 sq ft)	4
3 bedroom house	87 (936.46 sq ft)	5
4 bedroom house	100 (1,076.4 sq ft)	6

The proposed dwelling would be a 4-bedroom dwelling with a gross internal area of approximately 230sqm, which would meet the minimum internal floor space. All habitable rooms would be served by appropriate fenestration and there is internal storage. As such, there would be no conflict with TB07 of the MDD Local Plan.

External Amenity Space.

R16 of the BDG requires a minimum depth of 11 metres for rear gardens and a 1 metre set back from the side boundary to allow access to the garden. The proposed dwelling would have a garden depth of approximately 5 metres, which would fall notably short of this minimum depth, however the garden has a sufficient width to compensate any lack of depth and there are no rear neighbours that the lack of garden depth (loss of privacy) would affect. Consideration has also been placed onto the fact that the host dwelling and neighbouring sites on the private lane all have similar sized rear gardens and therefore the size of the garden for the proposed plot would not be uncharacteristic of the surrounding area and is therefore not a cause for objection in this instance.

Neighbouring Amenity:

Overlooking

R15 of the BDG requires the retention of reasonable levels of visual privacy to habitable rooms, with a first-floor rear-to-rear separation of 22 metres and rear to side separation of 12 metres. R23 notes that the side wall must not contain windows, especially at first floor level.

The proposed dwelling would have a rear elevation that faces onto the adjacent farm, which contains no residential development. The first and second floor fenestration would provide oblique views of the rear gardens of Nos. 1 to 4 Rose Cottages, however, this would not result in direct overlooking. Similarly, there is one flank window proposed in the upper floor of the proposed dwelling, however, this would be positioned on the northeast elevation, which would not face directly at any residential development.

Loss of Light & Overbearing

R18 of the BDG aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. R16

of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary.

The proposed dwelling would have a traditional flank to flank relationship with the existing property, being Oak View. Both the front and rear elevations would line up with the neighbouring dwelling, thus mitigating any impact to the adjacent site with regard to a loss of light or overbearing impact. Any impact would be further mitigated through the adequate separation distance between the two dwellings.

In summary, the proposal would comply with the 45 degree test for loss of light and would extend no further beyond the neighbour dwelling, therefore resulting in no overbearing impact.

Highway Access and Parking Provision: The proposed dwelling would have eight habitable rooms. Three driveway parking of dimensions 4.8m x 2.4m are proposed within the red line. The dwelling would be accessed via the private drive off Mill Lane.

The traffic generated from one new dwelling is unlikely to have significant impacts on the wider highway network.

As the site is currently functioned as general amenity and parking area to the existing house, Highways have no objection on site sustainability for the proposal.

According to the WBC Car Parking Standards, the development of such scale in this location will generally require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. As the existing dropped kerb covers the full width of the site frontage, there will be sufficient spaces for three driveway parking of suitable sizes by utilising the existing dropped crossing, which is acceptable.

Amended plans have been received that include EV charging points, which is acceptable.

A 2m x 2m lockable shed is proposed and will be sufficient to store three cycles, which is acceptable.

While the dwelling is situated on the private drive, the existing refuse collection arrangement shall remain and are suitable for the new dwelling.

Flooding and Drainage:

The site is within flood zone 1 and in an area that experiences low risk surface water flooding and WBC Drainage have no objection to the proposal. The application form proposes surface water management via soakaway and foul water management via a package treatment plant. However, as drainage details have not been provided, a condition requiring such details has been recommended.

Landscape and Trees:

The site is located in the countryside. A woodland order covers part of the site (see below); TPO 1755/2020 which protects not only the upper part of the tree but the rooting area beneath including the seedbank. The TPO extends from the southern edge of the M4 motorway to the north of the site and to the rear of Oakview and includes an Oak tree outside of the site boundary around the edge of the seasonal pond to the north.

A Tree Protection Plan has been submitted but does not overlay the proposed development. As such, an amendment was requested by the Trees & Landscape (T&L) Officer, however, this was not received.

Notwithstanding the above, it is considered that the submitted arboricultural information, comprising an arboricultural impact assessment, method statement and tree protection plan, appropriately mitigate concerns relating to the impact of development on any proximate trees.

An assessment of the proposed plans demonstrates that the built form of the dwelling lies outside the TPO woodland, however, the parking areas and side garden fall within the TPO area. The TPO was served in November 2020, however, in the aerial imagery of April 2020, there are only few trees in this area of the site, therefore it would be difficult to argue that a TPO woodland was being lost as a result of the proposal.



It should be noted that there was no objection raised in the Officers initial response to the scheme.

The T&L Officer has measured the Tree Protection Plan and the proposed site plan and it appears the site boundary is in line with the position of the tree protection fencing.

It is stated in the Tree Report that the route of the farm track has been within the root protection area of the Oak for many years, so there would be no concerns over additional compaction by its continued use. It is also recommended that the gate to access the field from Mill Lane be lockable to allow access to the field but not for construction, and that a boundary treatment delineates this from the residential curtilage of the property, both to protect the Oak tree and to prevent any noise or odour

issues for the residents if farm machinery or animals are using the access. This will be secured by condition.

The T&L Officer notes that car parking is placed just outside of the root protection area, however, is concerned that this leaves little space for manoeuvring cars. The Highways Officer was consulted on this matter and raised no objection.

The planning statement states that landscaping will be covered through a pre-commencement condition, which is considered acceptable. This should detail the level of coverage between hardstanding and landscaping.

In summary, it is not considered that the proposal would lead to any additional harm on the TPO woodland adjacent to, and partly on, the application site. Mitigation for any harm has been appropriately considered in the arboricultural submissions and any necessary protective measures have been secured via conditions. Furthermore, the proposal restores the site from a current unauthorised use and secures the removal of hardstanding/buildings that are within the TPO woodland. Returning this to garden will assist in allowing the TPO to regenerate, which is a positive aspect of the development

Notwithstanding the above, if not appropriately controlled, it is likely that the development could result in added pressure for future development work within the root protection areas, or even the removal of protected trees. As such, it is considered prudent to impose a condition restricting PD rights for any future buildings, enlargements or alterations to the north eastern or north western elevations of the property, to allow the council verification that any additional work is not going to result in adverse harm to the on site/adjacent TPO woodland. This is consistent with previous approaches taken by the Council, where via the aforementioned Rose Cottages development, the LPA have sought enhancements to the TPO woodland, securing its amenity value.

Ecology: Biodiversity Net Gain (BNG) is now mandatory for major and minor planning applications unless the proposed development meets the exception criteria set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 (as amended), the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Section 8(1) of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 states that development which:

c) consists exclusively of dwellings which are self-build or custom housebuilding is exempt from the mandatory BNG requirement of 10% post development. This application claims to meet this exemption and a 10% BNG is therefore not required in this instance. This is noted on the CIL form but not the BNG section of the application form. Regardless, the BNG net gain assessment has been submitted and the baseline (23 July 2024) is not disputed as the site has been unsealed hardstanding since at least 2019.

The applicant has provided an ecological report (Land adjacent to Oakview, Sindlesham, Ecological Information to Inform Planning, Ecological Planning & Research Ltd, dated 23 July 2024). Six ponds are present within 250m of the

application site and of these, one (the pond nearest the site) has been subject to survey, with the result that great crested newts are likely absent. The report also states: *"Whilst Great Crested Newt are known to be breeding within the pond at Nirvana Spa (located approximately 220m to the south of the Site), Mill Lane likely acts as a barrier to movement"*.

Given the lack of suitable habitat within the application site, it is considered unreasonable to require the applicant to submit any further survey for great crested newts because this could be considered disproportionate to the scale and the likely impacts of the development.

Notwithstanding the above, the site falls within the red Impact Risk Zone for great crested newts, as modelled by district licence mapping, which indicates that there is highly suitable habitat for great crested newts within the area surrounding the application site. Furthermore, there are recent records of great crested newts within 50m of the site confirming their presence in the local area. While the site is currently relatively unsuitable for great crested newts, it may become more suitable during construction, for example if there are excavations or stored building / demolition materials. As such, an informative is included that advises on the necessary steps if any GCNs are encountered during development.

Environmental Health: The Environmental Health Officer (EHO) recommends that an unexpected contamination condition is applied. However, as the site has no history of land contamination and is outside of the potentially contaminated land zones, the recommended conditions is considered unnecessary in this instance.

WBC Environmental Health would expect the new dwelling to achieve BS8233 standards for glazing and ventilation to mitigate noise. If an ASHP or other external plant were to be installed, this would need a separate assessment for noise, either through a MCS assessment or full noise assessment.

The EHO also mentions that if any asbestos is present when the outbuildings are demolished, then this must be handled by a licenced contractor according to HSE guidelines. This is not something that would be conditioned as it is dealt with under separate regulations but can be added as an informative to the decision.

No burning of waste related to the application is permitted on the site at any time, and all waste must be removed by a registered waste carrier.

Conclusion: In returning to Paragraph 11 of the NPPF, this outlines the presumption in favour of sustainable development. The three overarching objectives to achieving sustainable development are defined within the NPPF as: economic, social and environmental.

- The economic role of the NPPF requires proposals to contribute to building a strong, responsive, and competitive economy.
- The social role requires planning to support strong, vibrant and healthy communities and states that it should create a high quality-built environment.

- The environmental role states that the natural built and historic environment should be protected and enhanced and should mitigate and adapt to climate change.

Economically, the proposed development would enable job creation during the construction period. The inhabitants of the proposed dwelling would also contribute to the local economy and to the continued viability of local services within the surrounding area.

Regarding the social role, the proposal would make a positive contribution to the council's housing supply position, at a time where the council cannot demonstrate a 5 year housing land supply.

Regarding its environmental role, the proposal has satisfactorily demonstrated that the development would not harm protected species or protected trees. Moreover, the redevelopment of the site would not result in an adverse environmental impact, and the proposal would also comply with sustainability measures relating to energy efficiency and drainage to a degree through the submitted details and Building Regulations. Overall, a limited environmental role would be performed.

As such, when applying weight to the economic, social and environmental benefits of the scheme, no adverse harm has been identified which would significantly and demonstrably outweigh the identified benefits as required by paragraph 11 of the NPPF. On this basis, the proposal is considered acceptable, and the 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Yes
Recommendation:	Approve
Date:	20 December 2024

Earliest date for decision:	7 October 2024
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	20 December 2024