

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250641
Site Address:	Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU
Expiry Date:	31 July 2026 (EoT)
Site Visit Date:	01 April 2025
Proposal: Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Listed Building (Grade II)
Conservation Area (Wargrave)
Contaminated Land Consultation Zone
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Modest Development Location
Radon Affected Area
SSSI Impact Risk Zones
Archaeological Sites Consultation Zone (Site 91)
Local Centre (Wargrave High Street)

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP13 – Town Centres and Shopping CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping

	CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB17 – Local Centres and Neighbourhood and Village Shops TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
230688	Application for Listed Building Consent for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (Part retrospective)	Presently undetermined
201645	Listed Building Consent for change of use of existing restaurant to 6 no. dwellings (Use Class C3) consisting of 2 x 2 bedroom and 4 x 1 bedroom flats, plus internal alterations and changes to fenestration.	Approved 28/05/21
201644	Full application for the proposed change of use of the existing restaurant to 6 no. dwellings (Use Class C3) consisting of 2 x 2 bedroom and 4 x 1 bedroom flats, plus internal alterations and changes to fenestration.	Approved 28/05/21
130586	Application for change of use to A3 (restaurant) and A5 (takeaways). (Retrospective)	Approve 30/10/2013
130661	Listed building application for the change of use to A3 (restaurant) & A5 (takeaways), plus internal alterations. (Retrospective)	Approve 30/10/2013

061652	Proposed erection of trellis fencing to surround a beer garden (retrospective application).	Approve 20/10/2006
061553	Relaxation of condition 4 of consent F/2002/6985 to allow use of part of existing car park as beer garden.	Approve 30/11/2006
021393	Proposed conversion of garage into two bedrooms and attic into bedroom and bathroom for letting. Retrospective internal works to form en-suites to existing bedrooms.	Approve 20/08/2002
021394	Listed Building application for the proposed conversion of garage and attic to bedrooms and bathroom. Retrospective internal works to form en-suites to existing bedrooms.	Approve 20/08/2002
021241	Proposed external spotlights and signs to side and front of public house. (Retrospective.)	Approve 20/08/2002
021247	Proposed spotlights and signs on listed building. Retrospective.	Approve 20/08/2002
010505	Proposed demolition of existing toilet block at rear of public house plus reconstruction with new profile and pitched roof. Alteration of garage doors to windows on side elevation.	Approve 05/02/2002
012316	Internal alterations to public house and rebuilding of toilet block.	Approve 05/02/2002
001606	Proposed internal alterations to listed building to form en-suites to existing bedrooms.	Refused 21/11/2001
29221	LBC Demolition of outbuilding. Ext. garage / store to garage.	Approve 16/12/1987
29421	Demolition of outbuilding. Ext. garage / store to garage.	Approve 16/12/87
237/71	Additional toilet accommodation.	Approve 18/03/1971
48/56	Demolish 3 cottages and convert to car park.	Approve 14/02/1956
CONSULTATION RESPONSES		
Internal		
WBC Drainage – No objection subject to conditions WBC Highways – Additional information required. WBC Economic Prosperity & Place (Housing) – No objection		

WBC Landscape and Trees – No objection subject to conditions
WBC Built Heritage Officer – No objection subject to conditions
WBC Ecology – No objection subject to conditions
WBC Developer Contributions – The proposal is CIL liable development
WBC Public Rights Of Way – No impact on PRow confirmed
WBC Cleaner and Greener – No response received

External

Thames Water Utilities Ltd – Provided the developer follows the sequential approach to the disposal of surface water, no objection in respect of surface water drainage. No objection in respect of waste water network and sewage treatment works infrastructure capacity. Ground water abstraction informative recommended.

REPRESENTATIONS

Wargrave Council	Parish	No objection
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Site Description:

The application site relates to 45 High Street, Wargrave which is situated on the eastern side of the road, approximately 120 metres south of the crossroads with Church Street. The building is Grade II listed and lies within the Wargrave Conservation Area. The building was formerly The White Hart Public House and appears to have more recently been used as a restaurant, firstly “The Spice Lounge” then “Da Toni”, on the ground floor. The building has been vacant for approximately seven years, and the previous planning application (201644) indicated that restaurant staff previously resided in the upper floors of the building. The previous residential first floor layout of the building was corroborated by several site visits by officers to the property over recent years.

The property is two-storey building with accommodation in the roof including two dormers (refer to Fig. 1 below). The property has a frontage approximately 12 metres wide. A vehicular access lies to the north of the building, which provides access to a car park area (approx. 400 sqm) at the rear of the building. The site measures approximately 0.11 hectares in area.



Fig. 1: High Street frontage of application site

The attached building to the south (49 High Street), appears to be in residential use. To the north is 41 High Street (refer to Fig. 2 below), which also appears to be in residential use, whilst there are no windows in the side elevation facing the application site. To the north-east is Wargrave Chapel, a listed building. To the south of the car park is a row of three terrace properties. On the opposite side of the street are residential properties.



Fig. 2 – Looking west at application site (LH side) and 41 High Street (RH side).

The Local Centre of Wargrave, extends from the junction with Wargrave Hill Road to the Wargrave crossroads. The High Street comprises a mixture of retail and above ground residential accommodation and some ground floor residential.

Planning background:

The 2021 planning permission (201644) and listed building (201645) consent have now expired and therefore do not constitute an extant fall-back position. However, they remain a material planning consideration insofar as they demonstrate that the Council has previously accepted, under the same adopted Development Plan, the principle of converting the vacant listed building to residential apartments, subject to detailed heritage, amenity, access and servicing considerations.

Proposed Development:

As outlined above, the proposal intends the conversion of this listed building from a vacant restaurant use to that of 6 flats (use class C3). The current Listed Building Consent application (230688) should be considered alongside this planning application.

The current proposal differs materially from the 2021 permissions. The main listed building would still contain six flats, but the mix would change from 2 x 2-bedroom and 4 x 1-bedroom flats to 3 x 2-bedroom and 3 x 1-bedroom flats. In addition, rather than retaining and converting the former coach house as previously approved, the current proposal seeks permission for a replacement detached building to provide a separate 2-bedroom dwelling, following the substantial dismantling of the former coach house structure.

Amended plans were received following concerns raised by Conservation Officer to specifically and accurately highlight the extent of the conversion works proposed, a reduction to the height of the proposed replacement 'coach house' building and to include the provision of an outdoor communal garden area at the rear of the site.

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.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. The site is also located within a defined Local Centre. Policy TB17 of the MDD Local Plan states that proposals that retain and enhance the provision of day-to-day shopping facilities in local centres, neighbourhood and village shops will be supported.

Paragraph 121 of the NPPF states that LPAs should take a positive approach to applications for alternative uses of land and support proposals to use retail land for homes in areas of high housing demand, provided this would not undermine the vitality and viability of town centres.

The application site lies within the settlement limits and within Wargrave Local Centre. The proposal would bring a long-term vacant listed building back into active use and would provide residential accommodation in a sustainable location. The applicant's Planning and Heritage Statement identifies that the building was formerly a public house, later used as a restaurant, and has remained vacant for a prolonged period. It also argues that residential conversion represents the optimum viable use of the heritage asset, having regard to the constraints of the listed building, the existing internal layout, the limited viability of returning to a public house or restaurant use, and the established residential character of the surrounding area.

Policy TB17 supports proposals that retain and enhance day-to-day shopping facilities in local centres. The proposal would result in the loss of the former restaurant use; however, the building is not in an Class E use, has been vacant for a significant period, and the Council previously accepted the principle of residential conversion of the building under applications 201644 and 201645. The current proposal would not materially undermine the function, vitality or viability of Wargrave Local Centre, where commercial activity is concentrated closer to the High Street / Church Street / School Lane crossroads.

Whilst the proposal would result in the permanent loss of a former commercial use within the Local Centre, the building has remained vacant for a prolonged period and the evidence before the Council does not suggest that its continued commercial use is realistic or necessary to maintain the vitality and viability of the centre. Moreover, the reuse of the vacant listed building also represents an efficient use of previously developed land and existing built fabric, which attracts positive weight in sustainability terms, subject to the detailed heritage and amenity considerations assessed below.

The principle of residential conversion is therefore considered acceptable, subject to assessment of the detailed impacts of the development, including heritage, character, residential amenity, highways, ecology, drainage and infrastructure matters.

Heritage and Conservation:

The building is located within Wargrave Conservation Area and is a Grade II listed building, policy TB24 of the MDD requires the conservation of designated heritage assets including Listed Buildings and Conservation Areas, including their views and setting. RD10 of the Council's Borough Design Guide SPD requires consideration and understanding of the building in any conversion, including heritage significance, use, construction and condition.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any listed building, including its setting, paragraphs 184-188 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

The Council's Built Heritage Officer objected to the first iteration of this proposal citing concerns related to the accuracy of the submitted drawings and the scale, siting and design of the replacement coach house building, which was considered potentially

harmful to the setting of the listed building and therefore required amendment before the applications could be supported. Various iterations of revised plans were submitted following detailed and lengthy discussions with the Heritage Officer who now raises no objection to the proposals subject to conditions to secure details of a replacement entrance door, windows, chimney repairs, exposed brickwork etc.

The Heritage Officer accepts the principle and revised design of the replacement coach house building, noting that successive amendments have improved its scale, siting and relationship with the listed building and surrounding historic environment. The revised scheme also incorporates agreed corrective works to unauthorised alterations previously undertaken to the listed building.

In heritage terms, the Heritage Officer acknowledges and assesses a range of changes to the listed building, including alterations to the ground floor apartment layouts and entrance lobby, subdivision of the basement, formation of attic storage areas and associated rooflights, revisions to the layout of Apartment 5, exposure of historic timber framing, creation of a gallery/storage area within the roof space, and the formation of a second bedroom within an existing attic space. Whilst some works have resulted in limited loss of historic fabric and less than optimal detailing in places, these changes are considered acceptable overall.

It has also been confirmed that previously unacceptable works, including the installation of inappropriate uPVC windows and doors, CCTV equipment and unsuitable rainwater goods, are now proposed to be replaced, removed or regularised through the current applications in a manner considered acceptable from a heritage perspective.

A small number of heritage matters remain to be controlled through conditions, including:

- Detailed design of the replacement High Street entrance door and surround.
- Details of repairs to the exposed side wall of No. 43 High Street revealed following demolition works.
- Details of repairs to the external brick chimney stack.
- Details of the proposed French drain construction.
- Control of replacement windows, doors and secondary glazing.
- Retention of the historic projecting sign bracket and removal of later non-historic metalwork.
- Control over attic flooring within the roof space and the location of any future EV charging infrastructure.

Overall, the Heritage Officer concludes that the amended proposals, together with the recommended conditions, would satisfactorily address the unauthorised works undertaken to the listed building, secure appropriate remedial works where necessary, and preserve the significance of the Grade II listed building and its setting within the Wargrave Conservation Area.

The Council has had special regard to the desirability of preserving the listed building, its setting and those features of special architectural and historic interest which it possesses in accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings

and Conservation Areas) Act 1990. Having regard to the conclusions of the Built Heritage Officer, the corrective works now proposed and the conditions recommended, officers are satisfied that the proposal would preserve the significance of the Grade II listed building and the character and appearance of the Wargrave Conservation Area.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy TB26 states that planning permission will only be granted for proposals affecting Buildings of Traditional Local Character within Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building and its setting.

The external changes to the main listed building are limited and principally relate to fenestration, rainwater goods, removal of inappropriate additions and other remedial works. The replacement coach house building has been amended during the application to reduce its scale and improve its relationship with the listed building and surrounding historic context. Indeed, the amended coach house replacement building would appear subordinate within the rear courtyard environment and would not compete visually with the principal listed building when viewed from the public realm.

Subject to the recommended heritage and landscaping conditions, the development would preserve the character and appearance of the Wargrave Conservation Area and would not result in unacceptable harm to the visual amenities of the High Street or rear courtyard setting of the listed building.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Council's Borough Design Guide (BDG) stipulates that a minimum front-to-front distance of 10m should be provided on new developments to maintain privacy.

The proposal intends the use of this listed building for residential accommodation and there are four existing first-floor windows that face across the access road towards the neighbouring residential property 41 High Street; the view from the north-facing window of proposed Apartment 5 (Bedroom 2) is provided in Pic. 3.0 below. This is an existing arrangement with the window being sited approx. 4.5m from the side boundary of 41 High Street. The existing use could conceivably have previously had ancillary accommodation at first floor in this room. Moreover, as shown in Fig. 3 below, the existing brick boundary wall provides a degree of screening from any overlooking to the rear garden area of 41 High Street.



Fig. 3: First floor north facing window looking towards rear of 41 High Street

The main listed building would not be materially enlarged, and its relationship with neighbouring properties would remain largely as existing. The replacement coach house dwelling would occupy a rear courtyard position within the site and has been amended to improve its scale, siting and relationship with the listed building and adjoining properties.

Whilst the Built Heritage Officer has identified a potential overlooking relationship between rooflights serving Apartment 2 and the replacement coach house dwelling, this relationship would occur entirely within the development itself and is not considered sufficient to justify withholding planning permission having regard to the constrained historic courtyard context. As such, the proposal sufficiently protects the amenities of neighbouring properties in accordance with Core Strategy Policy CP3 and with guidance contained within the Borough Design Guide.

Highway Access and Parking Provision:

MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety.

The existing vehicular access from High Street would be retained and the development would utilise the rear parking area. The Council's Highway Officer raised concerns regarding the revised location of the bin store, noting that the walking distance between the store and Apartments 1, 2 and 3 exceeds the 30m carrying distance identified within Manual for Streets guidance and requesting further information, including swept path analysis for a refuse vehicle.

Whilst the proposed refuse storage arrangements do not fully accord with current guidance and therefore represent a less-than-optimal solution in highway terms,

officers have had regard to the significant physical and heritage constraints of the site. The courtyard layout, access arrangements and relationship between buildings are long established and largely fixed by the historic form of this listed building site. Furthermore, no swept path analysis was required as part of the previous planning permission (201644), and accommodating refuse vehicle manoeuvring within the site would likely require additional hardstanding and vehicle circulation space at the expense of the proposed communal residential amenity area.

Relocating the bin store closer to the apartments and site access, as suggested by the Highway Officer, would place it in a more prominent position within the courtyard, resulting in a poorer relationship with the replacement coach house dwelling, increased visual and noise impacts for future occupiers, and greater harm to the setting of the listed building. Having regard to the conclusions of the Council's Built Heritage Officer, the need to retain meaningful communal amenity space, officers consider the proposed refuse storage arrangements to represent an acceptable and proportionate compromise in this particular instance.

The Council's Highways Officer highlighted that no Electric Vehicle (EV) charging facilities are outlined on the submitted plans. However, provision of this infrastructure would be considered separately under Building Regulations (Approved Document Part S) and any future installation would also need to have regard to the listed building status of the site.

It is recognised that the proposal does not fully comply with modern refuse storage and servicing guidance; however, on this constrained listed building site, achieving full compliance would result in greater harm to heritage significance, residential amenity and communal green space, and would therefore represent a less favourable planning outcome overall. As such, the shortfalls in refuse storage and collection arrangements do not warrant outright refusal of this application.

Amenity Space:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that provide functional amenity space. The Borough Design Guide states that all dwellings should have access to amenity space, preferably in the form of private or communal garden space.

The proposal includes approx. 200 sqm of external communal 'green' amenity space to the rear of the site (refer to Fig. 4 below). Given the site's local centre location, the constrained listed building context and the proposed flat-based accommodation, the provision of communal rather than private amenity space is deemed acceptable. A landscaping condition is recommended to secure the detailed layout, planting, surfacing and enclosure of this space to ensure it is attractive, functional and appropriate to the historic setting.



Fig. 4: Extract of proposed block plan

Residential Amenity – Internal Space Standards:

Policy TB07 of the MDD and R17 of the Borough Design Guide SPD require adequate internal space to ensure the layout and size achieves good internal amenity. The Technical housing standards – nationally described space standard (NDSS) sets out minimum internal floor areas.

The proposed dwellings would provide an acceptable standard of internal accommodation having regard to their floorspace, layout, outlook and access to natural light. The development involves the conversion of a constrained Grade II listed building, where some compromise is inherent in securing a viable residential use while preserving historic fabric. Nevertheless, the submitted plans demonstrate that the units would provide functional living accommodation and, when considered together with the proposed external amenity space, would provide acceptable living conditions for future occupiers thereby complying with the aims of MDD Policy TB07 and guidance with the Borough Design

Flooding and Drainage:

MMD Local Plan policy CC10 states that all development proposals must reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.

The site lies within Flood Zone 1 and the development would not materially increase the built footprint. The Lead Local Flood Authority raises no objection subject to a condition requiring details of the site drainage system, including how surface water is currently managed and how it would be managed following development, with consideration of SuDS. Subject to this condition, the proposal is acceptable in flood risk and drainage terms.

Landscape and Trees:

Policy CC03 aims to protect and retain existing trees, hedges and other landscape features as well as existing Green Routes. Core Strategy Policy CP3 aims to create a sense of place in the way buildings integrate with their surroundings including the use of appropriate landscaping.

There are no protected trees or significant landscape features within the site that would be adversely affected by the development. The Council's Landscape Officer raises no objection, subject to a landscape scheme to secure appropriate hard and soft landscaping, including communal garden space, planting, surfacing and enclosure. This would ensure the rear amenity space is functional and would contribute positively to the character and appearance of the Conservation Area.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.

The Council's Ecologist has reviewed the submitted Bat Scoping Survey and amended plans. The survey did not identify confirmed roosting but recommended a precautionary approach to works, together with biodiversity enhancements including sparrow nest boxes. The Ecologist raises no objection subject to conditions requiring compliance with the ecological mitigation and enhancement measures and controlling external lighting. Subject to these conditions, the proposal would not give rise to unacceptable impacts on protected species or biodiversity.

Infrastructure:

Affordable Housing

The threshold for affordable housing for developments on previously developed land within Major, Modest or Limited Development Locations is 5 to 14 dwellings (net) or between 0.16ha and 0.49ha (net), triggering a 20% affordable housing requirement. Though this application exceeds the aforementioned threshold, the Council recognises the 'vacant building credit' identified within the NPPF and takes this into consideration in the below recommendations.

The Council's Housing Officer raises no objection and advises that vacant building credit should be applied in this instance. Having regard to the long-term vacancy of the site and Paragraph 65 of the NPPF, no affordable housing contribution is sought in this instance.

Planning balance:

The proposal would bring a long-term vacant Grade II listed building back into active residential use and would provide seven dwellings in a sustainable settlement and local centre location. The 2021 permissions are expired and do not represent an extant fall-back position, but they carry material weight in demonstrating the Council's previous acceptance of residential conversion of the listed building under the same adopted Development Plan.

The development would result in the loss of the former restaurant use within Wargrave Local Centre; however, the building has been vacant for a prolonged period, is not in active commercial use, and the proposal would not undermine the vitality or viability of the centre. The amended scheme has also resolved the Built Heritage Officer's earlier concerns regarding the scale and siting of the replacement coach house and the accuracy of the submitted drawings. Subject to conditions, the proposal would preserve

the significance of the listed building and the character and appearance of the Wargrave Conservation Area, while securing corrective works to inappropriate unauthorised alterations to the listed building.

No objections are raised by technical consultees subject to conditions. Overall, any limited conflict with Policy TB17 arising from the loss of a former commercial use is outweighed by the benefits of securing the viable reuse, repair and long-term occupation of the listed building, together with the provision of additional housing and the heritage safeguards secured by condition. The proposal is therefore considered to accord with the Development Plan when read as a whole and with the relevant provisions of the NPPF.

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 development is CIL liable. CIL liability is addressed separately through the Council's statutory CIL process and does not affect the planning merits of the application.

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 subject to conditions
Date:	22 July 2026
Earliest date for decision:	17 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22.07.26