



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2412/OF1	
2.	Proposed Development:	REPLACEMENT OF ROOF FINISHES INCORPORATING INSULATION & INCREASE IN EXISTING ROOF HEIGHTS; INSTALLATION OF PHOTOVOLTAICS ON FRONT ROOF SLOPE; AMENDMENTS TO EXISTING ACCESS INCLUDING WIDENING SITE ACCESS, INSTALLATION OF EQUAL ACCESS PLATFORM LIFT, & ALTERATIONS/EXTENSIONS OF EXISTING LEVELS TO CREATE AN EXTERNAL TERRACE SEATING AREA; REDUCTION TO FRONT BOUNDARY WALL & INSTALLATION OF WROUGHT IRON RAILING; AND REPLACEMENT OF FRONT WINDOW WITH FOLDING DOOR	
3.	Location:	READING ROOM, BECKERMET	
4.	Parish:	Beckermest with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This application relates to a detached building, known as the Reading Room, located within the	

centre of Beckermets. The site is currently utilised as the Beckermets Village Hall and is located within the Conservation Area. The site is a corner plot with the building fronting onto Sellafield Road.

Relevant Planning History

4/03/0411/0 – Disabled access to hall – Approve.

Proposal

This application seeks planning permission for the replacement of existing roof finishes, incorporating insulation and an increase in overall roof heights. The main roof of the existing building is pitched. The proposed works will increase the overall height of this roof by 150mm to accommodate additional insulation, battens and counter battens. The works will also replace the existing asbestos felt lookalike tiles and will replace these with a slate-effect clay tile in Antique grey. The existing flat roof to the rear of the site will also be increased by 200mm to accommodate new installation and will be re-laid using a flat roofing membrane (single ply or rubberised membrane).

Planning permission is also sought for the installation of photovoltaics on the front roof slope of the building. The photovoltaic array will be fitted in two groups of five panels either side of the front access door, in line with the proposed roof tiles. Low level ASHP compressor units will also be installed to the south and north gable of the building.

This application also seeks amendments to the existing access for this building, including widening of the site access, installation of an equal access platform lift, and alterations/extension of existing levels to create an external terrace seating area. The building is currently accessed from the south west of the site from a steep access ramp. As part of this application this access ramp will be removed and replaced with an equal access platform lift. In order to create the required turning circle to access the proposed lift the existing access from the adjacent highway will be widened. The proposed lift, and access stairs, will provide access to the extended external terrace to be utilised as an outside seating area. In order to maximise this external terrace space the existing stone wall to the front of the site will be reduced to the level of the terrace area and a 1.1m ball top wrought iron railing will be installed along the site frontage.

Finally, this application also seeks planning permission to replace one of the windows within the front elevation of the building with an aluminium folding three panel door.

Consultation Responses

Beckermets with Thornhill Parish Council

2nd December 2022

No objections/comments.

Copeland Borough Council – Conservation Officer

3rd November 2022

Conclusion: Request further information and design revision

Assessment: I am supportive of the general proposal, which would extend the offering of this community asset.

The PV array and modifications to the roof could be expected to have a minor impact on the significance of the building, and entail less-than-substantial harm on the character and appearance of the conservation area,

- This is may be justifiable by improvements in the building's sustainability, but for the avoidance of doubt I'd be grateful for clarification on whether the annual yield of this PV array has already been modelled and is satisfactory (I ask as it is on a west-facing pitch and its efficiency will be reduced compared with the same design's theoretical maximum on a south-facing pitch.)
- Similarly, if a specification sheet showing the appearance of the proposed array can be provided, that will be helpful in understanding its impact.
- I would be grateful if a specification sheet with photo sample for the new roof tile could be included with the application to understand its appearance better.

The insertion of a pair of bifold doors will rob the façade of some symmetry.

- I would view this as a minor level of harm to the building that is justifiable on the grounds of improving circulation between the interior and exterior spaces during summer.

Platform lifts are never attractive things, particularly after a few years of weather exposure, and I note that the reason a lift is needed is that the present ramp access will be removed to facilitate a terrace. Although the ramp is not attractive, it is neatly hidden by the boundary wall and also doesn't require electricity and maintenance.

I also note the bicycle racks, turning space for wheelchair access and 2-person bench are all trying to make use of a cramped space in which there also appears to be maintenance access to the sides and rear of the building (which will presumably be used rarely but be necessary when it is).

- This section of the proposals would appear to entail minor harm to the significance of the building and less-than-substantial harm to the character and appearance of the conservation area, but to have justification in the form of allowing access to be maintained while freeing up the space occupied by the ramp.

- However, this arrangement also entails substantial loss of the front wall.

The removal of most of the front boundary wall and its replacement with a glass balustrade would cost an attractive element of the conservation area. This part of the area gives the impression of being bounded by sandstone walls that run along the street edges, with vegetation above/behind and buildings that are set back a little way.

- This proposal is more difficult to view as justified. It will entail a fairly obvious less-than-substantial harm to the character and appearance of the conservation area while only bringing the benefit of an extra few inches of terrace space. I appreciate space is at a premium on this plot, but alternative layouts could enable it to be retained.

Summary

- I am supportive of the general proposal although feel the removal of the front boundary wall and its replacement with glass is too invasive given the small amount of extra space gained and the seasonal nature of the terrace. I'd be grateful for alternative arrangements that enable this positive aspect of the conservation area to be retained.
- I request spec sheets with photo samples for new roofing and paving materials, and spec sheets for the proposed bifold doors and PV array.
- Has the PV array's annual yield been modelled, and if so is it sufficient to justify its inclusion? Being on a west pitch, it may not generate very much energy.
- There are one or two notes on the drawings that are written as questions – it should be made clear whether these are proposals or not.

24th January 2023

Conclusion: Request further information and design revision

Assessment: In my previous consultation response, I request further information and design revision. This has prompted more information to be submitted and discussion about the best approach to detailing the frontage of the property, which has been proposed to enable community benefit and increased use of the building, but also entails some harm to the character and appearance of this part of the conservation area.

I previously requested the following:

- I request spec sheets with photo samples for new roofing and paving materials, and spec sheets for the proposed bifold doors and PV array;
 - Proposed is a slate-effect clay tile in Antique grey colour.
 - This should be a suitable alternative to the tiles currently in situ and suit the street.

- Proposed paving is Brownridge Indian Sandstone in a beige/brown colour. This would appear to be a good option for this location. As this is a later proposal and may need revising, I propose the discharge of a condition nearer the time to allow specification as this paving will be prominently on show.
- A specification sheet has been provided for the PVs
- Origin Slimline OW70 doors are proposed, and a specification sheet with image has been provided.
- Has the PV array's annual yield been modelled, and if so is it sufficient to justify its inclusion? Being on a west pitch, it may not generate very much energy.
 - PV array has been specified with orientation and yield calculated.
 - Revised drawings show ASHP on each gable end. These are likely to be slightly visible and to entail less-than-substantial harm to the conservation area towards the negligible end of the scale.
 - Has siting either or both to the rear of the building been considered?
- There are one or two notes on the drawings that are written as questions – it should be made clear whether these are proposals or not.
 - The drawings have been updated.
- Alternative arrangements that enable front boundary wall to be retained;
 - Following discussion, justification for the removal of the wall has been presented and would enable revisions that extend and enhance the provision and use of the building.
 - The removal of the wall and its replacement with the proposed glass balustrade entails harm to the conservation area of a less-than-substantial level, and towards the middle of that bracket.
 - Removal of the wall could be permissible, given the justification, if an alternative balustrade design can be found that is less intrusive. An iron balustrade, for example, may suit the location better. Ballantine Castings, based in Bo'ness in Scotland, provide a huge range of architectural cast iron, and may be worth a look as their selection is impressive. However, alternatives could also be sought elsewhere.

Summary:

- I would be grateful for confirmation of whether it is possible to site either or both of the heat pumps on the rear elevation, particularly the one on the south elevation as this is the more visible of the two. It may also be audible from the street in its present location.

- The proposed paving appears suitable, although given the uncertainty over whether it will be used. As this will be a prominent feature I suggest use of a condition for the finalised spec, to be discharged prior to installation.
- Concerns remain over the use of glass balustrading in this location. I suggest use of an alternative such as cast iron. Its design will be quite important as it will be a key feature of this part of the conservation area.

7th February 2023

Conclusion: No objection

Assessment: In my previous consultation response, I request further information and design revision.

- As this is a later proposal and may need revising, I propose the discharge of a condition nearer the time to allow specification of the new paving material.
 - I believe this has been agreed in principle
- Has siting either or both of the ASHPs to the rear of the building been considered?
 - It has but for reasons of clearance around the units, the side elevations are necessary.
 - Although a less-than-substantial harm to the conservation area, this would fall towards the low end of that scale and appear justified by the improvements to the building's energy performance.
- An alternative balustrade design of wrought iron has been proposed.
 - This should enable the public benefit of the proposal to be realised while presenting a smart and attractive frontage to the site. Compared with the previously proposed glass balustrade, this should look more at home in the conservation area.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to five properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER7 – Principle Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy ER10 – Renaissance through Tourism

Policy SS4 – Community and Cultural Facilities

Policy T1 – Improving Accessibility and Transport

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG)

Cumbria Development Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy Strategic

Policy DS4PU: Settlement Boundaries

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic Policy R2PU: Hierarchy of Town Centres

Strategic Policy T1PU: Tourism Development

Policy SC5PU: Community and Cultural Facilities

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy BE3PU: Archaeology

Policy BE4PU: Non- Designated Heritage Assets

Strategic Policy CO4PU: Sustainable Travel

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Assessment

The main issues raised by this application relate to the principle of the development; improvements to existing community facility; impact of the development on neighbouring properties; accessible

developments; impact on Conservation Area & Heritage Asset; and Ecology.

Principle of Development

Policy ST1, and ST2 of the Copeland Local Plan seeks to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The application site lies within the designated settlement boundary for Beckermet which is identified as one of the Borough's Local Centre in Policy ST2 of the Copeland Local Plan. This policy provides an emphasis on the retention of existing service provision. This application seeks alterations to an existing building within the Local Centre, therefore the principle of the development is considered acceptable.

Improvements to Existing Community Facilities

Policies ST1, ST2, and SS4 of the Copeland Local Plan and Section 6 and 8 of the NPPF seek to encourage the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot. Policy SS4 of the Copeland Local Plan also allows for the expansion and or enhancement of existing community and cultural facilities to assist continuing viability, particularly in areas where new development will increase the demand for facilities. Policy DM21 states that developments which would result in the loss of an existing social, community, cultural or sports facility will be resisted where there is evidence that there is a demand for that facility that is unlikely to be met elsewhere.

The building is currently utilised as the Beckermet Village Hall which is used by different user groups within the community and as a place where locals can meet and participate in activities, such as Rainbows, Women's Institute and First Responders. The application forms part of an overall business plan to increase the viability of the Reading Rooms by increasing footfall and reducing running costs. This will be achieved by increasing insulations, installing efficient heating systems, increasing accessibility, and making the building more welcoming to visitors.

The development seeks to enhance the existing community and cultural facility to assist continuing viability, therefore the development is therefore considered to comply with Policies ST1, ST2 and SS4 of the Copeland Local Plan.

Impact of Development on Neighbouring Dwellings

Policy ST1, DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

The proposal seeks amendments to the existing building. The majority of the works are located within the front of the site and involve alterations to the existing access arrangement. The development does seek to marginally increase the overall height of the roof of the main building and the flat roof extension to the rear. Given the location of the existing building in relation to the surrounding properties, the proposal is not considered to have an adverse impact on the neighbouring dwellings.

On the basis of the above it is considered that the proposal complies with ST1 and DM12 of the Local Plan and section 12 of the NPPF.

Accessible Developments

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

The proposed works to the existing village hall will improve accessibility for all users. The existing steep access ramp will be replaced with an equal access platform lift and the existing access point will be widened to allow for a larger turning area. The development is therefore considered to be compliant with the Policy DM22 of the Copeland Local Plan and Section 9 of the NPPF.

Impact on Conservation Area & Heritage Asset

Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites.

Section 72 of the 1990 Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area."

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that "Development that is not well designed should be refused".

NPPF para. 197 states that "In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation..."

NPPF para. 199 states, in the case of designated heritage assets, "great weight should be given to the asset's conservation", irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)

Referring to assets in a conservation area, NPPF para. 207 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 201) or less-than-substantial harm (under paragraph 202).

As part of this application process extensive discussions have been undertaken with the Council's Conservation Officer. As part of the Officer's initial response, he confirmed that he is supportive of the general proposal, which would extend the offering of this community asset. Concerns were

however raised with regard to the reduction in the front boundary wall and the insertion of a glazed balustrade given the small amount of extra space gained and the seasonal nature of the terrace. It was also requested that justification was submitted to support the installation of the PV array and the location of the heat pumps.

Following these discussions with the Conservation Officer, the agent for this application submitted amended plans to show the reduction in the front boundary wall and the installation of iron railings rather than the glazed balustrade. Justification was also provided for the boundary wall reduction, which included the area gained to create an external terrace, the future business plan of the Reading Rooms, Building Control requirements, and details of the wall not being part of the original building. Based on these amended details and the additional justification for all of the proposed works the Conservation Officer confirmed that he had no objections to the proposed works. He stated that although the siting of the ASHP would constitute less-than-substantial harm to the Conservation Area, this would fall towards the lower end of the scale and is justified by the improvements to the buildings energy performance. The Officer also confirmed that the alternative balustrade would enable the public benefit of the proposed to be realised while presenting a smart and attractive site frontage. The Officer did however request an appropriately worked planning condition to secure the final materials for the proposed paving slabs.

The proposed works to this existing community facility within the Conservation Area will secure the long-term use of the facility by ensuring the property is accessible for all and creating greater energy efficiency for the building. Based on the amended scheme, although there will be some impact on the Conservation Area, particularly the reduction in the front boundary wall, the replacement balustrade has been designed to reflect the traditional character of the surrounding area. On the basis of the above it is considered that the proposal complies with policies of the Copeland Local Plan and the NPPF.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The building to which this application relates falls within the planning and development trigger list for bat surveys contained within the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The bat survey submitted for this application states that there is no evidence of bats on the site and therefore the risks to bats in the building will remain low and no additional survey work is required prior to the determination of the planning application. The survey does state that the site should be rechecked for nesting birds if works are commenced in the period March-September inclusive. The survey also sets out mitigation measures for contractors working on site, these will be secured by the inclusion of an appropriately worded planning condition. An informative will also be included within

	<p>the decision notice to ensure that if any bats, or evidence of this species, are found during construction works the applicant informs the relevant bodies.</p> <p>It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>This application seeks permission for alterations to the existing village hall within Beckermest, one of the Borough's Local Service Centre. This application forms part of an overall business plan to increase the viability of the Reading Rooms by increasing footfall, increasing accessibility, and reducing running cost. As the majority of the works are located within the front of the site and due to the minimal increase in the overall height of the building the development is not considered to have an adverse impact on the neighbouring dwellings.</p> <p>Based on the additional justification and amended design for the proposal to include an iron railing the Council's Conservation Officer has offered no objections to the proposal.</p> <p>On balance, whilst some conflicts are identified in terms of the impact on the character of the village these are not considered sufficiently harmful to significantly and demonstrably outweigh the identified benefits of the development, which would include the enhancement and future proofing of a local facility within a prominent location within the villages Conservation Area, when assessed against the policies in the NPPF taken as a whole.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on the 13th February 2023.
- Existing Building Plans, Sections & Elevations, Scale 1:50, Drawing No: 22.19.01, received by the Local Planning Authority on the 14th October 2022.
- Bat Survey, Prepared by Envirotech August 2022, received by the Local Planning Authority on the 14th October 2022.
- Origin Windows Brochure, received by the Local Planning Authority on the 22nd December 2022.
- Slate Detail – Brochure Page, received by the Local Planning Authority on the 22nd December 2022.
- Annual Yield from PV Panels, received by the Local Planning Authority on the 22nd December 2022.
- Solar Panel Details – Vertex S, received by the Local Planning Authority on the 22nd December 2022.
- Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Installation/Use Conditions:

3. Prior to their first installation within the development hereby approved full details of the proposed paving stones must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

4. Prior to the first use of the external terrace seating area the ball top wrought iron railing must be installed in accordance with the approved plan 'Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on

the 13th February 2023'. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

Other Conditions:

5. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Bat Survey, Prepared by Envirotech August 2022, received by the Local Planning Authority on the 14th October 2022'.

Reasons

To protect the ecological interests evident on the site.

6. The replacement roof covering hereby approved must be carried out in accordance with the following approved plans:
- Slate Detail – Brochure Page, received by the Local Planning Authority on the 22nd December 2022.
 - Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.
 - Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on the 13th February 2023.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

7. The PV array hereby approved must be carried out in accordance with the following approved plans:
- Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received

by the Local Planning Authority on the 13th February 2023.

- Solar Panel Details – Vertex S, received by the Local Planning Authority on the 22nd December 2022.
- Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

8. The bifold door hereby approved must be carried out in accordance with the following approved plans:

- Origin Windows Brochure, received by the Local Planning Authority on the 22nd December 2022.
- Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

Informative:

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

Statement:

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

	the National Planning Policy Framework.	
Case Officer: C. Burns		Date : 14.02.2023
Authorising Officer: N.J. Hayhurst		Date : 15.02.2023
Dedicated responses to:-		