



Report to Planning Committee 20 April 2023

Business Manager Lead: Lisa Hughes – Planning Development

Lead Officer: Lynsey Preston, Planner

Report Summary			
Application Number	22/00907/FUL		
Proposal	Proposed conversion of existing Coach House to dwelling and proposed erection of a two storey garage and conservatory.		
Location	The Old Vicarage, Church Lane, South Scarle, NG23 7JP		
Applicant	Mr Ben Mason	Agent	N/A
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBLYEHLBKT600		
Registered	01.08.2022	Target Date	26.09.2022
		Extension of time	24.04.2023
Recommendation	That planning permission is APPROVED subject to the conditions detailed at Section 10.0		

This application is being referred to the Planning Committee for determination at the discretion of Officers due to a District Councillor being a neighbour to the site.

1.0 The Site

The site contains a detached two storey red brick dwelling with outbuildings to the rear (north) of the site. The Coach House is located along the northern boundary and is a two bay building with large openings and a hay loft at first floor. It is constructed of red brick and slate roof.

The dwelling is a Local Interest Building and sited within the defined South Scarle Conservation Area. St Helena’s, a Grade I Listed Church is located approximately 80m from the eastern boundary, with the Grade II buildings of The Old Vicarage and Church Farm flanking it.

Its main access is located off Church Lane to the south of the site with a secondary access

from Main Street to the east.

Mature trees are located along the southern boundary with Church Lane.

New residential properties are located to the west of the site and constructed on the former industrial estate and residential properties exist to the north and east of the application site.

2.0 Relevant Planning History

17/00644/FUL Householder application for demolition of existing conservatory and replacement with new and all associated external works Approved 19.07.2017

15/02125/FUL Householder application for construction of a garage, lean-to building and all associated external works Refused 08.04.2016. **Allowed on appeal, cost application by appellant dismissed.**

15/01608/FUL Householder application for driveway re-instatement to Main Street, including new gates and fence Approved 16.11.2015

15/00942/FUL Alterations to existing coach house to form annex to dwelling including all associated external works Approved 29.07.2015

14/01725/FUL Householder application for alterations and extension of existing Coach House/garage with demolition of part, and including associated external works Approved 01.12.2014

3.0 The Proposal

The proposal is for the conversion of the existing Coach House to a 2 bedroomed unit to be used as an annexe to the main dwelling. The annexe would be self contained with a kitchen/dining, utility, living room and boiler room (already in situ) and at first floor there would be 2 bedrooms (one with ensuite) and a bathroom. No extensions are proposed to the Coach House. The proposal also includes a two storey detached garage and a conservatory to the main dwelling.

The original proposal included a large summerhouse to the south of the dwelling, greenhouses and entrance gates, which have now been removed.

The approximate dimensions of the resulting garage are:

16m (length) x 6.6m (width) x 5.4m & 4.5m (ridge) x 3.2m & 2.5m (eaves)

Plans and documents submitted with the application

DRWG no. 14-BM-04D Coach house – Existing floor plans and elevations;
DRWG no. 14-BM-05D Location plan;
DRWG no. 14-BM-07A Coach house – Proposed floor plans and elevations;
DRWG no. 14-BM-09K Garage – floor plans, elevations and section;

DRWG no. 14-BM-10 Proposed conservatory – plan & elevations;
DRWG no. 14-BM-13B Site plan;
DRWG no. 14-BM-14A Block plan;
Design and Access Statement

4.0 Departure/Public Advertisement Procedure

Occupiers of 17 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

Site visit undertaken on 18.08.2022

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1: Settlement Hierarchy
Spatial Policy 2: Spatial Distribution of Growth
Spatial Policy 3; Rural Areas
Spatial Policy 7: Sustainable Transport
Core Policy 9: Sustainable Design
Core Policy 14 – Historic Environment

Allocations & Development Management DPD

DM5 – Design
DM6 – Householder Development
DM9 – Protecting and Enhancing the Historic Environment
DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

National Planning Policy Framework 2021
Planning Practice Guidance (online resource)
National Design Guide – Planning practice guidance for beautiful, enduring and successful places September 2019
Residential Cycle and Car Parking Standards & Design Guide SPD June 2021
Householder Development SPD 2014
S.66 and S.72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 Consultations

South Scarle Parish – 22.08.2022 Voted against.

09.02.2023 Voted against - There were 17 residents, the Chairman and the Parish Clerk. The predominate concern was about the size of the 'garage' as seen from the plans (and from the actual footings) and its close proximity to 2 Redmay Corner. Many comments were voiced

about it appeared to be plans for a dwelling rather than a garage. It was noted that the planning is within the conservation area.

Conservation – 15.02.2023 The concerns previously raised by the conservation team in terms of the shed/green house, summerhouse and alterations to the boundary wall have been addressed through the removal of them from the scheme.

The garage scheme has reduced the number of rooflights.

Therefore, it is considered that the proposed works preserve and enhance the character and appearance of the conservation area as set out in s.72 of The Act. In addition, it accords with policy and advice contained within s16 of the NPPF, and CP14 and DM9 of the Council's LDF DPDs. Conditions are recommended

Environmental Health (contaminated land) Advice Note - This application includes the conversion of an agricultural building (cart shed) to residential ancillary use and there lies the potential for this to have been used for a variety of activities. It would depend on what specific activities have been carried out to consider the implications, if any, for contamination of the site. The applicant/developer will need to have a contingency plan should the construction/conversion phase reveal any contamination, which must be notified to the Pollution Team in Public Protection at Newark and Sherwood District Council on (01636) 650000

Historic England - Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

4 Neighbour/Interested party comments

Garage

- Harm residential amenity including privacy, overshadowing due to the proximity to the boundary;
- New garage will substantially increase the footprint and elevation sizes of that approved under 17/00644/FUL;
- No justification for the increase;
- Garage is fully exposed and visible from multiple angles and distances due to loss of vegetation;
- Would have an urbanising effect on the Conservation Area;
- Increase activity along the driveway as a result, meaning increase in noise;
- Not appropriate for residential use;
- Apparent it is for commercial purposes;
- The extant permission is for a smaller 1.5storey building that houses 3 vehicles and a trailer store;
- It is for a change of use;
- The loss of garaging due to the change to the Coach House, raises concerns about the loss of appropriate parking for the main house and Coach House. With increase in vehicle movements;
- Disproportionate in scale with the Old Vicarage;
- Views of the house are lessened further;
- Results in a cramped nature and overdevelopment;

- Overbearing, cramped and out of keeping with the spatial relationship of properties on Redmay Corner.

Coach House

- This application follows the lapsed application;
- Potentially longer term development process to segregate the Old Vicarage site into future multiple residential areas with separate and individual driveway accesses;

7.0 Comments of the Business Manager – Planning Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

As the application is located within proximity of a designated heritage asset of a listed building and conservation area, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') are particularly relevant. Section 66 outlines the general duty in exercise of planning functions in respect to listed buildings stating that the decision maker *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."* Section 72(1) also requires the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

The duties in s.66 and s.72 of the Listed Buildings Act do not allow a local planning authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight.

Principle of Development

The application is in two parts, the change of use of the Coach House to an annex associated with The Old Vicarage and the erection of a conservatory to The Old Vicarage and alterations to the already approved garage to increase the proportions. These will be dealt with separately, distinguishing the works to the Coach House from the householder works as these relate to two different policy considerations.

Householder development including the conservatory and the garage

Householder developments are acceptable in principle subject to an assessment of numerous criteria outlined in Policy DM6 of the DPD. These criteria include the provision that the

proposal should respect the character of the surrounding area including its local distinctiveness and have no adverse impact upon the amenities of neighbouring properties from loss of privacy, light and overbearing impacts. Policy DM9 states development affecting the setting of a listed building must demonstrate it is compatible and the impact on the special architectural or historical interest is justified.

The site is in residential use where extensions are generally considered acceptable subject to other site specific criteria which are outlined further in this report.

Coach House

Members will note that planning permission was previously granted for this proposal under 15/00942/FUL, however this was never commenced and has subsequently lapsed.

The proposal, as submitted, comprises self-contained accommodation within the grounds of an existing dwelling. The applicant states that the proposal is for accommodation when family members or friends come to stay.

The Council's SPD for householder development states that 'where an annexe includes all of the primary aspects of accommodation (bedroom/ living room, kitchen and bathroom) and the unit could be, or is being, lived in separately with limited or no relationship to the host dwelling either through a family member or the level of accommodation then it will be considered as a new dwelling and so not householder development. Accordingly full planning permission for a new dwelling would be required with relevant policies of the development plan being applied in its consideration.'

A residential annexe is accommodation ancillary to the main dwelling within the residential curtilage and must be used for this purpose. Ancillary use can be defined as a subsidiary or secondary use or operation closely associated with the main use of a building or piece of land. The ancillary use, in this case, must be within the same residential curtilage of the dwellinghouse it would serve, form part of the same 'planning unit' by sharing the same access, parking area and garden and be subservient to the dwelling. I consider there to be two main factors in considering whether or not a proposal is ancillary and these are whether the proposed annex demonstrates a clear physical and functional link to the host dwelling.

The building is self-contained and physically detached from the main dwelling and although the plans do not show a separate curtilage this could easily be separated off from the main dwelling. Its self-contained nature means it would have no reliance on the host dwelling for essential facilities and although the applicant has stated that the purpose is for visiting family/friends, this demonstrates a weak functional link to the main dwelling. Therefore, with no physical or direct functional relationship to the main dwelling it is not considered to be an annexe which is ancillary to the main dwelling. It is therefore falls to be assessed as a new dwelling.

The amended Core Strategy details the settlement hierarchy which will help deliver sustainable growth and development in the District. The intentions of this hierarchy are to direct new residential development to the Sub-regional Centre, Service Centres and Principal Villages, which are well served in terms of infrastructure and services. Spatial Policy 1

(Settlement Hierarchy) and 2 (Spatial Distribution of Growth) of the Council's Core Strategy sets out the settlements where the Council will focus growth throughout the District. The site is located within the built up area of South Scarle which is not identified within the settlement hierarchy and therefore classed as an 'other village' under Spatial Policy 1 whereby Spatial Policy 3 applies.

Under this policy, proposals for new development will be considered against the five criteria of Location, Scale, Need, Impact and Character. These are explained further below:

Location – This states the proposal should be located in village which has sustainable access to the Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Those which do not meet these requirements but are well related to villages that do, consideration will be given to the infilling of gaps with 1 or 2 dwellings. It is considered that the proposal meets this requirement as it is closely connected to Collingham which is a Principal Village within the Amended Core Strategy.

Scale – The proposal is small scale in nature as it is 1 dwelling and reusing an existing building.

Need – The proposal is for one 2 bedrooled dwelling which, according to the District Wide Housing Need Assessment 2020, such dwellings are in need within the policy area, thus this is considered acceptable.

Impact and Character are considered in more details in the subsequent report.

Subject to the assessment of impact and character, the proposal is acceptable in principle. Other material considerations also have to be taken into account and these are explored below.

Impact on the Visual Amenities of the Area and heritage

Householder Development (garage and conservatory)

Policy DM6 of the ADMDPD states planning permission will be granted providing the proposal "respects the character of the surrounding area including its local distinctiveness and the proposal respects the design, materials and detailing of the host dwelling." Policy DM5 of the ADMDPD states that the character and distinctiveness of the District should be reflected in the scale, form, mass, layout, design, materials and detailing of the development. Policy DM9 states proposals should reflect the distinctive character of the conservation areas with the layout, design, form, scale, mass, use of materials and detailing. Impact on the special architectural or historical interest of the building will require justification.

Core Policy 9 'Sustainable Design' requires new development proposals to, amongst other things, "achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments."

Paragraph 197 of the NPPF (2021) states that in determining applications LPAs should take

into account the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness. Any loss of significance will require justification with the ultimate outcome for the development to cause no harm which is reflected in S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. S.72 of the same Act states special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Conservatory

The proposal is for the replacement of the conservatory to the principal elevation. The existing conservatory is a lean to design and the proposal is for a single storey lantern design. It is not considered that the revised design of the conservatory would be dominating or result in harm to the setting of the Listed Building or to the character or appearance of the Conservation Area. The conservatory is the same design as was approved under 17/00644/FUL.

Garage

The garage building is located to the east of the site and has commenced in the form of foundations. It is pertinent for Members to note that the principle of a garage has already been granted through application 15/02125/FUL which was allowed on appeal following the refusal of the application by Members. The Inspector concluded that *'overall the building would have a very limited wider impact on the conservation area but in views that would be available, it would sit unobtrusively to the side of the main house. As it would be of good quality design and materials, it would have a neutral impact on the conservation area and the setting of the Old Vicarage (para 8)*. The proposal would result in an increase in height by approximately 400mm, and 200mm in width. However this is not considered so significant a change from the appeal decision to justify a different view being reached in terms of harm to the setting of the conservation area.

Concern has been expressed by residents with regards to the interruption of views caused by the garage to views of the Old Vicarage. However, this elevation of the Old Vicarage is a secondary elevation and contains less decoration or interest than the principal elevation which faces Church Lane. The garage is also closer to the listed buildings on Main Street including the Grade I Listed Church. However due to the juxtaposition with these buildings, it is not considered to result in harm to their setting or significance.

Residents have expressed concern that the building would result in harm by being dominant, disproportionate, cramped and overdeveloped. However, whilst this is acknowledged, it is necessary to put into context that the proposal is for a small alteration of an already approved garage. The proposed garage is approximately 16% larger in volume than the consented garage. This is a minor increase in the garage volume over the original scheme and given the proportions it is not considered to be dominating, disproportionate, cramped or result in overdevelopment of the site.

Therefore, due to the design and siting, it is not considered to result in harm to the setting of

the listed buildings or result in harm to the character and appearance of the conservation area.

Coach House

The change of use of the Coach House in terms of the design is the same as the former application as approved under 15/00942/FUL. The proposal would not result in any additional volume to the building and the resulting design is considered sympathetic to the character and appearance of the building.

The proposal is therefore considered to be acceptable and accords with Core Policy 9 and 14 of the ACS, policy DM5, DM6 and DM9 of the ADMDPD, the Council's Householder Development SPD and the NPPF which is a material planning consideration as well as S.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Residential Amenity

Householder Development (garage and conservatory)

Policy DM6 of the DPD states planning permission will be granted for the erection of an extension provided it would not adversely affect the amenities of the adjoining premises, in terms of loss of privacy, light and overbearing impact. The NPPF (2021) states in Paragraph 130 that developments should ensure a high standard of amenity for existing and future users.

Conservatory

The proposal for the extension to the existing dwelling would not result in harm to neighbour amenity from overbearing, loss of light or privacy impacts due to its siting and juxtaposition with the other residential properties in the area which are a sufficient distance from this structure to not be detrimentally impacted from it.

Garage

It is acknowledged that the siting and scale of the garage has received a number of concerns from local residents and the parish council, which have duly been considered by Officers. However, Members need to be aware that even though the garage will be increasing its height by incorporating a first floor, this only increases the maximum height by approximately 400mm. The nearest affected property is that to the south of the proposed siting of the garage, 2 Redmay Corner. This is a detached two storey dwelling with its principal elevation facing east, the garage would be sited to the north (side) of the property. A single storey extension is located to the north on no.2 which serves a dining room and is close to the boundary fence with The Old Vicarage. Whilst this is not shown on the submitted plans, it was evident from the Officer's visit to the site and has been taken into consideration.

Members will note that a slightly smaller garage (5m to ridge) has already gained planning consent under appeal (following Members refusal at Committee). The Inspector acknowledged the impact to no.2 and especially to the dining room and front room. However,

they concluded that although the outlook in certain parts would be altered, this would not be to the extent that living conditions or light would be unacceptably harmed (para 12)¹. Given the slight increase in the maximum height of the garage, it is not considered that this would significantly change this conclusion. There have been no changes in policy and no material changes to the site circumstances. The use of the first floor of the building for an ancillary office is not unusual and given the proximity to the neighbours, would not result in increased disturbance. As such it is considered that the proposal, although acknowledged that it has increased in scale, would not result in unacceptable harm to neighbours from loss of light or overbearing impacts.

Rooflights have been sited on the north elevation, away from no.2 and are sited above 2m from internal floor level, meaning they would not result in direct loss of privacy to neighbours.

Therefore, due to the siting of the windows and the juxtaposition to neighbouring occupiers, the proposal as a whole is not considered to result in harm to the amenities of neighbouring occupiers and complies with Policies DM5 and DM6 of the ADMDPD, the NPPF and the Householder development SPD which are material planning considerations.

Coach House

Policy DM5 of the ADMDPD states that *'the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing, loss of light and privacy.'*

In the context of residential amenity, the proposal and site circumstances have not altered since the previous permission (15/00942/FUL). The proposal does not seek to create its own curtilage and instead would share the garden of the host dwelling. Given this lack of external space, it is therefore considered appropriate to require that the coach house is occupied as ancillary to the main house within one planning unit and not be occupied independently. A condition to this effect has been included in the recommendation below.

Impact upon Highway Safety

The proposal does not result in any changes to the availability of land for parking at the property. The Council's Residential Cycle and Car Parking Standards & Design Guide SPD states that for this location, the 2 bedroomed coach house should provide 2 parking spaces. It is unclear how many bedrooms the existing dwelling has, however for a dwelling containing 3 bedrooms or more, the site should have 3 car parking spaces. The SPD requires the internal dimensions of a garage to be 3.3m x 6m. The proposed garage fails this and includes an internal door which opens in to the garage from the workshop, thus restricting this being used for parking of a vehicle. Nonetheless the workshop building is capable of accommodating 2 vehicles (6m x 6m) which is in accordance with the SPD and there is other space around the site for parking of vehicles such that the overall parking provision is considered adequate. There is no requirement to change the access to the highway.

As such the proposal complies with Spatial Policy 7 of the ACS and policy DM5 of the ADMDPD.

¹ Appeal Decision APP/B3030/D/16/3153486 15/02125/FUL

Impact on Flooding/surface water run-off

The site is located within Flood Zone 1 as defined by the Environment Agency data maps and within an area at risk from surface water. It is not considered that the additions would result in harm to surface water run off to the neighbouring or application site.

8.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

9.0 Conclusion

The design and siting of the garage and the conservatory is such that it would result in a proportionate addition to the dwelling and would not result in harm to the setting of the listed building or to the character or appearance of the conservation area. The siting of the garage and the conservatory are not considered to result in unacceptable harm to neighbour amenity from overbearing, loss of privacy or light.

The change of use of the coach house would be acceptable in terms of the criteria within Spatial Policy 3 of the ACS and would be suitable in terms of the impact to the surrounding area having no adverse impacts on amenity.

Matters of highway/parking provision and flooding/surface water impact, are considered acceptable.

The proposal therefore accords with the Development Plan taking in to account the NPPF (2021) and PPG which are material planning considerations.

10.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with approved proposed plans reference:

DRWG no. 14-BM-05D Location plan;

DRWG no. 14-BM-07A Coach house – Proposed floor plans and elevations;

DRWG no. 14-BM-09K Garage – floor plans, elevations and section;
DRWG no. 14-BM-10 Proposed conservatory – plan & elevations.

Reason: So as to define this permission.

03

Prior to the construction of the garage and conservatory above damp proof course, details of external materials (including samples on request) of bricks and roofing tiles, shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

Reason: In order to preserve the character and appearance of the conservation area.

04

Before any bricks are laid, a brick sample panel, showing brick, bond, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

05

No development shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

External windows including roof windows, doors, garage doors and their immediate surroundings, including details of glazing and glazing bars and external colour/finish

Treatment of window and door heads and cills

Rooflights

Verges and eaves

Rainwater goods

Extractor vents

Flues

Airbricks

Soil and vent pipes

Reason: In order to preserve or enhance the character and appearance of the conservation area.

06

The coach house hereby permitted for change of use shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling, known as The Old Vicarage.

Reason: To prevent the creation of a separate dwelling in the interests of amenity.

07

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), no windows including dormer windows and roof lights (other than development expressly authorised by this permission), shall be inserted in the garage and/or Coach House hereby permitted.

Reason: In order to safeguard the amenity of neighbouring occupiers.

Informatives

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application

case

file.

Committee Plan - 22/00907/FUL

