

West Area Planning Committee

11th April 2017

Application Number: 15/01601/FUL

Decision Due by: 8th September 2015 - Extended to 21st April 2017

Proposal: Demolition of existing outbuildings. Renovation of existing house to form 18 student study rooms. Construction of replacement outbuildings to form 9 student flats.

Site Address: 26 Norham Gardens (**appendix 1**)

Ward: North Ward

Agent: Mr Michael Scott,
Berman Geddes Stretton

Applicant: Ms Jayne Taylor,
St. Edmund Hall

Recommendation:

The West Area Planning Committee is recommended to grant planning permission for the following reasons:

Reasons for Approval

- 1 The proposals represent an appropriate response to improving the existing student accommodation in order to meet the needs of the college. The City Council has given considerable weight and importance to the desirability of preserving or enhancing designated heritage assets and their settings, including the North Oxford Victorian Suburb Conservation Area, and consider that the proposal would not be harmful to the special character of the area. The proposal would not create any adverse impacts in terms of highways, flood risk, sustainability, archaeology, biodiversity and land contamination that could not be mitigated by appropriately worded conditions. Therefore the proposal is considered to comply with policies contained within the Oxford Local Plan, Oxford Core Strategy, Sites and Housing Plan and National Planning policy and guidance.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officer's report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other

material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples in Conservation Area
- 4 Landscape Plan
- 5 Landscape Implementation
- 6 Hard Surface Design – Tree Roots
- 7 Underground Services – Tree Roots
- 8 Tree Protection Plan
- 9 Arboricultural Method Statement
- 10 Student Accommodation – Full Time Courses
- 11 Student Accommodation - No cars
- 12 Student Accommodation - Out of Term Use
- 13 Archaeology – Written Scheme of Investigation
- 14 Details of the Cycle Parking and Refuse Areas
- 15 Construction Traffic Management Plan
- 16 Sustainability Statement Implementation
- 17 Biodiversity Measures / Enhancements

Main Planning Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP5 - Mixed-Use Developments
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP9 - Creating Successful New Places
- CP10 - Siting Development to Meet Functional Needs
- CP11 - Landscape Design
- CP13 - Accessibility
- CP17 - Recycled Materials
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- NE15 - Loss of Trees and Hedgerows
- NE16 - Protected Trees
- HE2 - Archaeology
- HE7 - Conservation Areas

Core Strategy

- CS9 - Energy and natural resources
- CS1 - Biodiversity
- CS17 - Infrastructure and developer contributions
- CS18 - Urban design, town character, historic environment
- CS25 - Student accommodation

Sites and Housing Plan

HP4 – Affordable Housing from small housing schemes
HP5 - Location of Student Accommodation
HP9 – Design, Character, and Context
HP14 – Privacy and Daylight

Other Material Considerations:

- National Planning Policy Framework (NPPF) – paragraphs 6, 7, 14, 128
- The application site falls within the North Oxford Victorian Suburb Conservation Area.
- Planning Practice Guidance

Relevant Planning History

73/01608/A_H - Construction of 11 new residential units, conversion of existing room to self-contained unit, replacement garage and alterations to front drive to accommodate car parking spaces: Approved

91/00445/NFH - Two new windows on ground floor bay at rear. Removal of existing first floor window on rear elevation and raising of chills to two windows on rear elevation: Approved

Public Consultation

Statutory Consultees

- Historic England: Do not wish to make comments; application to be determined in line with national and local policies.
- Highway Authority: No objections subject to conditions relating to cycle parking and drainage.

Third Parties

- Twentieth Century Society: Object; loss of non - designated heritage assets of significance; if permitted requests retention and refurbishment of one building and recording of other before demolition.
- Oxford Preservation Trust: Design of new buildings planned so that it would not be possible to overlook neighbouring properties, though roof lanterns give impression that it would be possible; requests that design be reconsidered to be more sympathetic.
- Victorian Group of OAHS: Object; existing buildings should be kept; wood cladding inappropriate and roof lanterns obtrusive and ugly.

Individual Representations

Seven letters of comment have been received from residents of Crick Road and Fyfield Road:

- Lack of consultation by St Edmund Hall
- Inappropriate development in terms of design, massing, bulk, scale and impact upon Conservation Area.
- Demolition of existing buildings should be seen as an opportunity to significantly reduce the size of any replacement development.

- Precedent of existing development should not be allowed to facilitate proposed plans.
- Proposed excavation could have been used to reduce the impact of the development rather than increasing the development space.
- Overdevelopment
- Poor choice of construction materials
- Light pollution from 6 large roof lanterns and external lighting
- Overlooking from roof lanterns
- Construction access and general construction activities
- Impact upon trees within the site and on adjacent land.
- Layout of development
- Intensification of use of the site
- Noise and disturbance
- View and aspect.

NB: In response to the above comments the applicant's architects have provided the following comments:

- The development reinstates the same accommodation in a form which reduces the impact on neighbouring properties by partially sinking of ground floor, lowering of the roofline and locating smaller garden block further from common boundary to rear.
- The current buildings are of poor environmental quality with impractical and inefficient layout.
- The rooflight coverage is of similar extent to existing, but applicant suggests use of automatic blinds on light sensor, secured by condition. Similarly, external lighting would be low level and can be sensor controlled.
- The new buildings eliminate overlooking which is currently possible.
- Photovoltaics included in less intrusive, integrated format.
- Construction involves use of prefabricated elements, reducing on - site working, numbers of deliveries and length of contract.
- Accommodation to be used by postgraduate students, not for conference delegates, which can be controlled by conditions.
- Garden accommodation to be occupied by same number of students as now, with 2 more students in main house.
- Resident Sub Dean will occupy one of the garden units.
- Clear rationale provided for use of brick and timber as facing materials.

Officers' Assessment

Background to the Proposal

1. The application site, known as Brockhues House, is located to the north side of Norham Gardens and has been owned and occupied as graduate student accommodation for St. Edmund Hall for many years. To the north - east is the University Department of Educational Studies and to the south - west a further property owned by the college plus 2 small residential units (not owned by the college) constructed in the rear garden in the 1970s. There are substantial residential properties in Crick Road to the rear (**appendix 1**).

2. The original Victorian villa on the application site is a large detached red brick property built in 1877 by Gilpin and Shirley and is typical of the Norham Gardens estate which is characterised by its picturesque or 'gardenesque' landscape style. The building lies within the North Oxford Victorian Suburb Conservation Area but is not listed and consists of 16 single student study rooms over three floors, with a communal kitchen and 1 x 1 bed fellows flat. The forecourt to the house is given over to gravel and is set behind a low boundary wall and hedge. Within the rear garden are two low-rise blocks of self-contained accommodation for 9 post graduate students built in the 1970s and constructed of red brick and slate.
3. The proposal is seeking permission for the refurbishment of the main house to create 18 student study rooms with en-suite facilities. The refurbishment works are mainly internal and include 3 large double bedrooms which can be made available for couples. Students would each occupy a single study bedroom with en suite, sharing a large kitchen / common room at ground floor level.
4. The application also proposes the demolition of the two existing blocks of 9 student units in the rear garden and the construction in their place of two new blocks of 9 units. These buildings would be on a similar footprint as now exists, but with a pitched roof slightly reduced in height at ridge by approximately 0.7m and with the smaller building to the north-west drawn further away from the common boundary with the Crick Road properties by 0.5m. The reduction in height is achieved by partially sinking the ground floor accommodation. The buildings are intended to be timber faced with a low brick plinth under a slate roof which also features integrated photovoltaic's facing inwards towards the shared garden.
5. The principal determining issues in this case are assessed as being:-
 - principle of development;
 - student accommodation;
 - built forms and impact on conservation area;
 - trees and landscaping;
 - access and parking;
 - archaeology;
 - sustainability; and
 - biodiversity;

Principle of Development

6. The National Planning Policy Framework (NPPF) states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in policy CS2 of the Core Strategy which states development will be focused on previously developed land.
7. The site would constitute previously developed land as defined by the NPPF which would accord with these aims. The proposal is primarily seeking to refurbish the existing accommodation on site, with the only increase in density being two student rooms within the main house. As such the scheme would not represent a significant intensification of the use of the site beyond existing.

Student Accommodation

8. The property at no.26 is part of a set of four other properties owned by St Edmunds Hall in Norham Gardens and Crick Road. The proposal forms part of the college's on-going programme to refurbish and improve their existing student accommodation, which would accord with the overall aims of the policies of the development plan which seeks to encourage colleges to provide as much high quality residential accommodation for their graduate and under graduate students.
9. The main house within the site currently has 15 student rooms, a guest room, a communal kitchen, an office, and a fellows' flat. The refurbishment would seek to rationalise the internal layout of the building in order to provide better quality graduate accommodation. These works would include the provision of en-suite bathrooms to all of the bedrooms and a number of double rooms. The works would also involve the relocation of the Fellow's accommodation within the building in order to provide two additional student bedrooms, print room, laundry store, and a new kitchen and common room. The provision of communal facilities within the building will mean that students in the facility will no longer have to use the facilities within the other college properties in Norham Gardens and Crick Road.
10. The scheme will also involve the demolition of the 1970s garden buildings which currently provide 9 self-contained one-bedroomed units for postgraduate students, and their replacement with 9 self-contained units which would be designed to modern standards. As with the existing, the units would have their own living / cooking space, bedroom / study space, shower and WC. The new build to address the failings with the existing 1970s buildings, such as the poor thermal and acoustic insulation, lack of storage, lack of light, restricted space, and cooking facilities.
11. Having reviewed the proposals, officers consider that the intention to make best use of the site and existing housing stock by improving the internal layouts to create more modern accommodation for the colleges students would accord with the aims of the development plan that seek to encourage colleges to make best use of their own sites to provide student accommodation as it eases demand from student occupiers in the private rental market and is therefore considered beneficial to the wider housing market.
12. The Sites and Housing Plan requires student accommodation proposals to contribute towards affordable housing delivery. Policy HP6 requires new student accommodation of 20+ rooms to provide a financial contribution towards affordable housing delivery. The plan also recognises that where student accommodation units are self-contained they would be likely to fall within a C3 use class and therefore subject to the policies relating to residential development including a requirement to provide on-site affordable housing in accordance with Policy HP4.
13. The proposed refurbishments for the main house would increase the number of

student rooms to 18, which would be below the threshold within Policy HP6. The postgraduate units in the garden buildings would be self-contained (C3) units and therefore it is necessary to consider whether or not an affordable housing contribution under Policy HP4 should be sought.

14. Although the self-contained units within the garden building would be classed as C3 accommodation, they have been in use by students for at least 40+ years and along with student accommodation in the main house on the site would form part of the authorised sui generis use of this site as a whole. The proposal would effectively seek a like-for-like replacement of these self-contained units albeit to a more modern and energy efficient standard and they would be occupied by postgraduate students in the same manner that the existing ones have been occupied for 40+ years. This would be a significant material consideration in determining whether or not the proposed units should be subject to an affordable housing contribution as per Policy HP4.
15. The college has provided a viability appraisal that states that a contribution towards affordable housing would make the development unviable. This appraisal has been subject to an independent assessment which supports the conclusions that an affordable housing contribution is not viable. Having regards to this, it is clear that should an affordable housing contribution still be sought irrespective of the findings of the viability appraisal then the college would be unlikely to replace this existing accommodation and simply carry out basic refurbishments to the existing self-contained units which may not require planning permission. This would also amount to a significant fall-back position.
16. Having regards to all of the above factors, officers consider that the proposal would effectively provide a like-for-like replacement of self-contained units which would be occupied in the same manner as they have been for 40+ years, and the location of the garden buildings would mean that it is highly unlikely that the units would ever be sold separately as market housing but would be continue in use as postgraduate accommodation. A viability assessment has been provided which makes clear that the provision of a contribution would make the scheme unviable, and would also mean that the replacement of the units would be unlikely to occur which would lose the benefits of providing more modern standard and energy efficient accommodation. Therefore there are clear material considerations that would justify not seeking an affordable housing contribution under Policy HP4 in this instance.
17. In addition to this, the student accommodation would be subject to all of the normal conditions which seek to restrict the use of the accommodation to students on courses of an academic year or more in accordance with Sites and Housing Plan Policy HP5 which would provide a degree of control over the use that currently does not exist.

Built Forms & Impact on Conservation Area

18. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design responding appropriately to the site and surroundings; creating a strong sense of place; contributing to an attractive public

realm; and providing high quality architecture. The Local Plan requires new development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP8 requires development to relate to its context with the siting, massing and design creating an appropriate visual relationship with the form, grain and scale of the surrounding area.

19. For the main house, the alteration and refurbishment works are all internal to the property and so do not require planning permission, with only very minor external changes required. Currently occupiers of the house utilise facilities such as laundry, computer rooms, and common rooms within other college properties in Norham Gardens or Crick Road. By relocating the Fellow's accommodation elsewhere and better utilising the space vacated, then 18 student study rooms are created, each with an on suite shower room, plus a shared kitchen / common room and other facilities and direct access to the rear garden. Currently most of the accommodation within the house is accessed via a door to the south - east side with only a small number accessed through the original front door. In these proposals the front door is reinstated as the principle entrance and access to all the accommodation. The side door would be retained, but as an emergency exit only. A plant room and store are created in the existing basement area.
20. The two garden buildings were constructed in the 1970s and were considered for refurbishment to bring them up to modern standards. However this is likely to have required partial demolition with a great deal of the original fabric to the buildings lost. It was therefore determined by the college that demolition and rebuilding was more appropriate in cost, design and environmental terms.
21. In concept the buildings proposed in the garden are much as existing, in that each unit would possess access from both "front" and "rear" with living space at ground floor level and study bedrooms above. Although constructed on essentially the same footprint as the existing structures, by sinking the ground floor by 3 steps and better utilising the space the overall height of the buildings is reduced by 0.7m to ridge height when compared to the existing, with consequential reductions in their overall volume. In addition the smaller northern block is drawn further away from the common boundary with Crick Road properties than currently by approximately 0.5m. This building would now be 2m from the boundary wall at its closest point, and 3.5m at its furthest point. The buildings would also address current deficiencies in the existing buildings of poor thermal and acoustic insulation, lack of storage, poor light conditions and restricted space. The principle openings in the new structures would face onto the garden where large feature windows measuring 1.85m by 1.85m make up majority of the lower part of the ground floor elevation, together with a timber door. Above, vertical timber louvres partially conceal the upper windows which provide borrowed light to the upper level of accommodation, as does a projecting roof lantern in the rear roof slope.
22. In size and scale the garden buildings near replicate the existing structures. However the college in drawing up new designs has sought to establish a much clearer hierarchy with the main house in conceiving of buildings which are timber clad and do not seek to compete with the grandeur of the red brick Victorian house, but which maintain a clear distinction and subservience. Although

constructed of brick the buildings have a skin of vertical timber cladding which is presented in a grey / brown stain to tone with the natural slate roof. A semi private space is also introduced to the accommodation by erecting a slatted vertical timber screen between each student unit the shared garden, creating a sense of enclosure to the latter. The buildings would not have an adverse impact upon the adjoining properties in Norham Gardens or Crick Road in terms of loss of light or overbearing impact when considering that they would occupy the same footprint and have a reduced height, but in the case of the Crick Road properties would also be sited further away from this boundary than existing. The roof lanterns are set well above finished floor level in what appears as false chimneys and as such would not create any adverse overlooking to the adjoining properties or light pollution.

23. Whilst none of the buildings at 26 Norham Gardens are listed structures, the main house can certainly be considered a recognised heritage asset located in the heart of the North Oxford Victorian Suburb Conservation Area. Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. The NPPF re-affirmed the aim for the historic environment and its heritage assets to be conserved and enjoyed for the quality of life they bring to this and future generations. It requires proposals to be based upon an informed analysis of the significance of any affected Heritage Asset and expects applicants to understand the impact of any proposal upon the asset with the objective being to sustain that significance. These aims are embodied in Local Plan Policy HE7 which seeks to preserve or enhance the special character and appearance of the conservation area. In considering the impact of development on the significance of Heritage Assets, the objective must be for new development to sustain that significance but where there is potential for harm, then the public benefits must clearly outweigh that harm. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
24. In this case there is little doubt that the existing garden buildings, established here though they have been for 40 years, are mediocre in their form and failing now in their functional requirements, whilst not in themselves constituting heritage assets. A strong case can therefore be made for their replacement with buildings of superior functionality which are reduced in scale, height and volume from those they replace. There is logic too in the bold choice of predominantly timber cladding as facing materials which create a clearer distinction and hierarchy between the imposing Victorian house and its lower key outbuildings. Further, the replacement buildings are effectively hidden from view from the public realm and largely screened from neighbouring properties by enclosed high brick walls and tree coverage.
25. Officers have concluded therefore that the development would not be harmful to the character and appearance of the conservation area, whilst providing good quality accommodation for the college's graduate students which the current buildings are failing to do. In respect of the main house the alterations and refurbishment work is almost entirely internal to the building and not in itself requiring planning permission. For the two annex buildings in the rear garden the

construction of the replacement buildings represents a net benefit to terms of the quality of the living accommodation provided and in the relationship to the Victorian house. That said careful choices are required in terms of the colour and tone of staining for the timber cladding and consideration to the required maintenance regime. To the roof, natural slate is an appropriate material, whilst the use in part of photovoltaics to the lower section of the pitch roofs facing the garden in an integrated fashion brings other benefits without being intrusive or indeed visible beyond the application site.

Trees and Landscaping

26. As the application site is located within the North Oxford Victorian Suburb Conservation Area all trees are protected under Section 211 of the Town and Country Planning Act 1990. Currently there are 5 trees within the application site, and 4 located just beyond its boundaries. Of those within the site a large Corsican pine and 2 limes are present along the north - eastern boundary. These are of good quality and form with a life expectancy of perhaps 40 years or more. All are recommended for retention in the Tree Survey accompanying the planning application, but with some works their crown etc. The other two trees are a small holly close to the south - west boundary which is retained, and a pear tree located centrally in the rear, lawned garden. This is of low quality however and it is suggested that it be removed and replaced with a more suitable specimen tree.
27. Of those trees outside the application site but along its boundaries, a low quality holly is present within the grounds of the Department of Education to the north - east which it is recommended should be cut back to the boundary line. Three further trees exist within the gardens of the Crick Road residential properties to the rear which are in generally good condition but which require to be cut back by 2 to 3m from the line of the existing, smaller garden building. These are a birch, walnut and Lawson, each with a life expectancy of perhaps 20 to 40 years.
28. The proposals keep the existing building footprints and are not significantly different in terms of roof ridge and eave heights. Although the new buildings are sunken slightly this is within the original building line and occupy smaller footprints. These design aspects mitigate against any new developmental impacts on retained trees on the site or within close proximity. It is recommended that conditions be imposed requiring a Tree Protection Plan, Arboricultural Method Statement (including for pruning works), details of all underground services, and details of replacement tree planting.

Access and Parking

29. Currently the forecourt to the property is gravelled with two access points, providing space for servicing and turning, and a single car parking space. There are no changes proposed to these arrangements, and as the site is currently excluded from eligibility for residents parking permits within the Controlled Parking Zone in operation, then the site would continue to have a minimal impact in terms of traffic generation. As an added control a condition can be added that students resident here should not bring vehicles to Oxford, which would be consistent with developments of new student accommodation elsewhere.

30. Currently 26 cycle parking spaces are present at 3 separate locations on site. This is proposed to increase to 32 which is more than the required standard and more than one space per occupant. This would allow for some visitor spaces and can be supported. Although the intention is that the cycle parking should be located along the north - eastern side of the main house, and in covered, secure conditions, not all these details are provided in the application. A condition requiring submission and approval of details is therefore suggested.

Archaeology

31. The application site is of archaeological interest as it is located 50m from a recorded Iron Age pit of likely domestic character and 15m from an Anglo Saxon burial which may form part of a wider cemetery. The site is also located within an extensive complex of Neolithic - Early Bronze Age ritual and funerary monuments located on the Summertown - Radley gravel terrace between the rivers Thames and Cherwell.

32. Whilst the new garden buildings occupy almost exactly the same footprint as the existing buildings, they are intended to be sunken from natural ground level. A condition requiring a method statement for archaeological mitigation and investigation is therefore suggested. The investigation should take the form of post demolition (to ground level) trial trenching followed by further mitigation if required. The archaeological recording of the site should be undertaken by suitably qualified professionals working to an approved brief.

Sustainability

33. The new garden buildings fall below the size where a full Natural Resource Impact Assessment would be required by local plan policy. Nevertheless the development will fully comply with and exceed the standards required by Part L of the Building Regulations as they apply to both the retained main house and the new garden buildings. Specifically in respect of the latter the features to be included would include:

- natural ventilation;
- all timber acquired from FSC sources only;
- high performance insulation and air tightness;
- timber screens at high level to mitigate effects of unwanted solar gain;
- integrated photovoltaic panels to roof of both buildings;
- low energy LED lighting'
- low level sensor controlled external lighting to garden;
- hard surfaces kept to a minimum; and
- all hard surfaces to be SUDs compliant.

Biodiversity

34. The development entails internal alterations to the main house, but no alteration to its roof structure. It is not therefore assessed as having impacts on bats. Similarly the two garden buildings are of a design where bats are unlikely to be

encountered. That said it cannot be discounted entirely and it is suggested that an informative be added to any planning permission reminding the applicant that in the unlikely event of bats or any other European protected species being encountered during construction, that work should cease on site immediately and the advice of the local planning authority be sought. It is a criminal offence to deliberately kill, injure or capture bats or to disturb or damage their roosts during breeding or resting periods.

35. The development does have scope to enhance biodiversity interests however and it is suggested that a condition be imposed if planning permission is granted to agree details of bird or bat boxes for incorporation into the development.

Other Matters

36. Noise and Disturbance: The proposed development maintains the existing usage on site, and as such it is not considered that this would generate any additional noise and disturbance from the use beyond the existing. Any noise from construction works would be dealt with through environmental health.

37. Construction Arrangements. As access to the rear garden is tight for construction vehicles, it is intended that a compound be established within the car park area of the Department of Education buildings at 28 Norham Gardens to the east with the consent of the landowner. Only light goods and personnel would then gain access to the rear garden via the existing side access on site. In view of the close proximity of residential properties however, it is suggested that a construction management plan be submitted and approved before work commences, which should include greater detail of how the construction site would be managed, including working hours etc.

38. Ground Contamination. Published sources of information do not reveal any evidence of ground contamination on the site or nearby. An informative is suggested if planning permission is granted indicating that the local planning authority should be informed if any unexpected sources of contamination are encountered during construction.

Conclusion:

39. The proposal is considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework, and relevant policies of the Oxford Core Strategy 2026, Sites and Housing Plan 2011-2026, and Oxford Local Plan 2001-2016 and therefore officer's recommendation to Members would be to approve the application.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Contact Officer: Murray Hancock / Andrew Murdoch

Extension: 2153

Date: 30th March 2017

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