

West Area Planning Committee

11 January 2012

Application Number: 11/02717/FUL

Decision Due by: 16 December 2011

Proposal: Demolition of existing buildings. Erection of 2 and 3 storey building to provide 1x1 bed, 5x2 bed and 1x3 bed residential properties. Provision of car and cycle parking and landscaping.

Site Address: Green Street Bindery and 9 Green Street, **Appendix 1.**

Ward: St Mary's Ward

Agent: John Philips Planning
Consultancy

Applicant: Cantay Investments Ltd

Recommendation: West Area Planning Committee is recommended to refuse planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed development would represent the loss of a key protected employment site, and the applicant has failed to provide sufficient material considerations to justify a departure being made from the current up-to-date development plan policies that seek to protect and safeguard these sites in order to maintain a sustainable distribution of business premises and employment land within Oxford. As a result the proposal would be considered contrary to policy CS28 of the Oxford Core Strategy 2026.
- 2 The proposed development would fail to provide an appropriate and suitable balance of dwellings which would meet the future household needs for the East Oxford Neighbourhood Area, and the City as a whole. This would be contrary to the aims and objectives of policy CS23 of the Oxford Core Strategy 2026 and the Balance of Dwellings Supplementary Planning Document (2008).
- 3 The proposed development, by reason of the overall size, scale, and bulk of the two-and-a-half storey building to the rear of the site which would fail to create an appropriate visual relationship with the built form of the frontage building and create a discordant feature to the rear that would not relate well with the built form of the plot and the local context. Furthermore the overall layout of the building would not exhibit a high quality of urban design or help

establish a sense of place given the poor active frontage for the residential units would not help improve natural surveillance of the street or the rear courtyard. As a result the proposal would be contrary to the aims and objectives of policy CS18 of the Oxford Core Strategy 2026 and policies CP1, CP6, CP8, CP9, and CP10 of the Oxford Local Plan 2001-2016.

- 4 The proposed development by reason of the size, scale, and design of the two-and-a-half storey building to the rear would create an unacceptable bulk along the north-western boundary of the site that would have an overbearing and oppressive impact upon the rear gardens of 10 Green Street and the Randolph Street properties. As a result the proposed development would have a detrimental impact upon the living conditions of the occupants of these residential properties, contrary to policies CP1, CP10 and HS19 of the adopted Oxford Local Plan 2001-2016.
- 5 The proposed development would fail to provide good quality accommodation by reason that the overall layout of the properties would result in the main habitable areas being situated on the first floor with bedrooms on the ground floor, which would not provide natural surveillance of the street or the rear courtyard which would improve security. Furthermore the location of the ground floor bedroom windows of units 2-6 under the cantilevered first floor would provide these rooms with a restricted outlook and restrict natural light into the rooms, whilst the living room for unit 1 would also have a restricted outlook by not making best use of its aspect on to Green Street. As a result the proposed development would constitute poor living conditions for the future occupants of the properties to the detriment of their residential amenities. This would be considered contrary to Policy CP1, CP10, HS19, and HS20 of the Oxford Local Plan 2001-2016
- 6 The proposed development would fail to provide any private amenity space for units 1 and 7, and as a result would not make adequate provision for outdoor needs to the detriment of the residential amenities of the future and long term occupants of these dwellings, contrary to policies CP10, HS20, and HS21 of the Oxford Local Plan 2001-2016.
- 7 The proposed development has failed to provide adequate off-street parking provision for the units of accommodation, which would be likely to increase on-street parking demand in Green Street and the surrounding roads. Furthermore the development fails to demonstrate that there is sufficient space within the internal courtyard to manoeuvre vehicles and that suitable pedestrian and vehicle vision splays can be provided at the access/egress to the site. As a result the proposed development would have a detrimental impact upon highway safety contrary to policies CP1, and TR3 of the Oxford Local Plan 2001-2016.

Principle Planning Policies.

Oxford Local Plan 2001-2016

CP1 - Development Proposals

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
HS11 - Sub-Division of Dwellings
HS19 - Privacy & Amenity
HS20 - Local Residential Environment
HS21 - Private Open Space
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities

Oxford Core Strategy 2026

CS2 - Previously developed and greenfield land
CS18 - Urban design, town character, historic environment
CS23 - Mix of housing
CS12 - Biodiversity

Other Material Considerations:

- PPS1: Delivering Sustainable Development
- PPS3: Housing
- PPS5: Planning and the Historic Environment
- Balance of Dwellings Supplementary Planning Document

Relevant Site History:

03/02115/OUT - Outline planning application (with all matters reserved) for demolition of industrial buildings (Use Class B2) and redevelopment of site for student accommodation: REFUSED

03/02116/OUT - Outline planning application (with all matters reserved) for demolition of industrial buildings (Use Class B2) and redevelopment of site for residential purposes: REFUSED

04/01955/FUL - Demolition of buildings, erection of three storey building for live/work units incorporating 6 ground floor workshops and 6 flats (5x1, 1x2). Access and parking for 6 cars. Bin and cycle store: APPROVED

06/01911/FUL - Demolition of buildings. Erection of two storey building incorporating workshop on ground floor and 2x1 bed flats on first floor. Bin and cycle store. (Amendment to planning application 04/01955/FUL) (AMENDED DESCRIPTION): APPROVED

Representations Received:

Letters have been received from the following properties, whose comments are summarised below.

- 1, 2, 7, 8, 9, 10, 13, 14, 15, 18, 19, 20 Green Street; 2a, 12 Randolph Street; 44 Aston Street
- Affect local ecology

- Close to adjoining properties
- Conflict with Local Plan
- Development is too high
- General dislike of the proposal
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase danger of flooding
- Increase in traffic
- Increase of pollution
- Information missing from plans
- Loss of light
- Loss of parking
- Loss of privacy
- More open space needed on development
- Noise nuisance
- Not enough information given on the application
- Out of keeping with the character of the area
- Overdevelopment
- Strain on existing community facilities
- This is a family area
- The flats will appeal to students which will create a transient residency in area
- It will create a lot of traffic
- This is a rare old building of local interest which should be retained and will result in loss of East Oxford heritage
- It is surprising that this building is not listed
- The replacement building would be of a poor quality and would be out of keeping with the character of the area.
- The development is a boxy unimaginative design which maximises the living units but not the character of the area.
- The building could be used for a community space
- The existing bindery is attached to my property (8 Green Street) and there is a concern that the demolition will have an impact upon my house
- Unit 7 will lead to a loss of light at the rear of my house (8 Green Street), and Units 2-6 will have an impact upon out privacy
- The balconies will overlook 7 Green Street
- There is inadequate parking
- Parking pressures exist in Green Street
- It is an overdevelopment
- Potential noise and air pollution from demolition (i.e. asbestos)
- Impact of construction traffic
- The proposal will impact upon safety of children and families in the area
- Disturbance of land of archaeological significance

Statutory and Other Consultees:

Oxfordshire County Council Highways Authority:

The Highway Authority recommends refusal to this application on the following grounds:

- The existing waiting restrictions are extremely worn and are not enforced which leads to vehicles parking on both sides of Green Road, Oxford partly on the footway and the carriageway. After reviewing the plans supplied with this application the number of parking spaces provided. This limited amount of parking supplied will increase the parking demand on Green Street and the surrounding roads which currently have no enforced parking restrictions.
- The current Bin Store doors which as shown on the supplied plans open outwards onto the access road into the site would have a safety impact on vehicle and pedestrian movements.
- Vehicle tracking not shown on plans
- The proposed vehicular access arrangement it does not meet standards regarding pedestrian and vehicular awareness vision splays and thus would have a high risk regarding pedestrian and vehicular safety.

Oxfordshire County Council Drainage: All surface water should be dealt with on site, no run off should enter the highway. The applicant ticked the box for SUDs on their application form but there is no mention of a drainage plan. The parking spaces are a good opportunity for a permeable surface.

Thames Water Utilities Limited: No objection

Officers Assessment:

Site Location and Description:

1. The site is situated on the northern side of Green Street, and is bordered by residential properties 8 and 10 Green Street to the east and west respectively and to the north by the rear of the Cowley Road properties, **Appendix 1**.
2. The site comprises a single-storey industrial building which has previously been used for book binding albeit on a small scale. The building has a pitched roof with gable end and is constructed of red brick under an asbestos sheet roof. There is no car parking for the building. The site is a key protected employment site.
3. The site measures 20m along the frontage and has a depth of 35m. There is a passageway at the side of the building which provides emergency access to the rear of Cowley Road properties that back onto the site.

Background to Case.

4. In 2004, planning permission was granted for the demolition of the existing building and the erection of a two-storey building along the frontage and a three storey building to the rear, to provide live / work units incorporating 6 ground floor workshops and 6 flats (5x1 bed, and 1x2 bed) with access and parking for 6 cars, refuse and cycle storage under reference number 04/01955/FUL.
5. Following this decision, planning permission was then granted in 2006 for an

amendment to this scheme which involved the subdivision of the 2 bedroom flat within the approved frontage into 2x1 bedroom units under reference 06/01995/FUL.

6. These permissions were not implemented on site, and have subsequently lapsed.

Proposals

7. The proposed development is now seeking planning permission for the demolition of the existing industrial building and the erection of a two and two-and-a-half storey building to provide wholly residential accommodation.
8. The scheme would provide a total of 7 dwelling houses (5x2 beds, 1x2 bed, and 1x1 bed) in a frontage building with a row of terraces to the rear which face onto an internal courtyard. The internal courtyard would also provide car and cycle parking and associated amenity space.
9. Officers consider the principle determining issues in this case to be:
 - principle of development;
 - balance of dwellings
 - residential amenities
 - design
 - impact upon adjoining properties; and
 - highway matters.

Principle of Development

10. National planning policy in the form of PPS1: Delivering Sustainable Development promotes the efficient use of land and actively encourages the use of suitably located previously developed land in order to achieve this target.
11. The general principle of redeveloping the site in order to make an efficient use of the land would accord with these overarching objectives. However, the general principle of the change of use to wholly residential would depend on current up-to-date development plan policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016.

Loss of Key Employment Site

12. The site is designated within the Oxford Core Strategy 2026 as a key protected employment site, and is therefore subject to Policy CS28 of the Oxford Core Strategy 2026. This states that permission will not be granted for development that results in the loss of key protected employment sites.
13. The previous applications (04/01955/FUL & 06/01911/FUL) both granted permission for the redevelopment of the site to live / work units, which maintained a level of employment on site. The current proposal would result in the loss of all employment use from the site which would be contrary to the policy.
14. The planning statement accompanying the application suggests there are

material considerations that warrant a departure from this policy. The statement indicates that following the grant of the previous permissions the site has been marketed for live/work units but no developer was found to take this forward. However despite the fact that permission was initially granted in 2004, the statement has not provided any information to show how this marketing took place and what level of interest was received over that period of time. Moreover as the development was not implemented, there is no means of knowing if there would have been interest post construction. In short there is little evidence to demonstrate that the live/work units would not be viable on the site.

15. The statement also includes a list of the available office premises throughout the City to suggest that the loss of this site would not impact upon the overall job market in Oxford. Again this is considered insufficient to justify a departure in the policy, when the purpose of the policy is to maintain a supply of larger and smaller employment sites to provide opportunities for a diverse range of different businesses.
16. Furthermore the statement points to the Oxford Employment Land Study dated March 2006 which concluded that the site was the least preferable of all the key employment sites because of its location in a residential area and the access problems that existed. However, the Oxford Employment Land Study does state that certain businesses can function reasonably well within older buildings with limited road access, and not all employment uses need good strategic road access. In this case it should also be noted that there are few sites allocated for employment uses in the East Oxford area.
17. Overall therefore officers have concluded that the proposed development would represent the loss of a key employment site, which would be contrary to policy CS28 of the Oxford Core Strategy 2026, and that the material considerations put forward are not sufficient to justify a departure from this current up-to-date development plan policy.

Balance of Dwellings

18. Policy CS23 of the Oxford Core Strategy 2026 requires residential schemes to deliver a balanced mix of housing to meet future household needs, within each site and across Oxford as a whole. The Balance of Dwellings Supplementary Planning Document (BoDSPD) provides guidance on the appropriate housing mixes for each Neighbourhood Area within the City. The application site is located within the East Oxford Neighbourhood Area where there is need to secure a higher proportion of family dwellings as part of the mix for new residential schemes.
19. The proposed development would create 7 residential dwellings, with the overall mix being 1x1 bed, 5x2 bed, and 1x3 beds. This does not meet the prescribed mix set out within the BoDSPD, as there are too many 2 bedroom units and not enough 3 bedroom units. It should also be recognised that the 1 bed unit could also be used as a 2 bedroom unit, as there is a large room on the ground floor which could be used as a bedroom. The proposal would fail to provide a balanced mix of units that meets the needs identified for the East Oxford

Neighbourhood Area, and is therefore contrary to Policy CS23 and the BoDSPD.

20. While the applicant has acknowledged that the proposed mix does not satisfy these policies, it is suggested that it is consistent with the constraints of the location, the building itself, and also allows for a better mix than the previous schemes (04/01955/FUL & 06/01911/FUL). However, officers do not consider that this provides sufficient justification to warrant a departure from the policy. The previous schemes were for live / work units with the residential element promoted as necessary to maintain a level of employment within the site, and were submitted prior to the adoption of the BoDSPD which sets out the evidence base for the housing need within particular areas. Similarly although the site has some constraints, it is being completely redeveloped and there is no reason why the proposal could not provide a better mix of units that complies with the BoDSPD.

Residential Amenities

21. In terms of residential uses, national policy guidance in the form of PPS1: Delivering Sustainable Development promotes high quality inclusive design and the provision of good quality new homes. This is supported by PPS3: Housing.

22. The Oxford Local Plan 2001-2016 acknowledges in Policy HS20, that residential units should be provided with a good standard of internal and external environment regardless of their size, while Policies HS19 and CP10 both seek adequate provision for the residential amenities of the future occupants of any dwellings.

23. The proposed residential units are of a size that would exceed the Council's minimum standards. However, officers consider that the layout of the units would not result in good quality accommodation for the types of dwellings they are now providing. The scheme effectively replaces the workshops within the previously permitted schemes with additional bedrooms for the flats sited above. As a result the primary habitable areas (living room / lounge) are sited on the first floor, which does not help encourage natural surveillance in Green Street or the internal courtyard and also for units 2-6 separates these bedrooms from the main bedroom in the roofspace which is not ideal given that the 2/3 bedroom units would be capable of accommodating children. At the same time the ground floor bedrooms of units 2-6 are sited underneath the cantilevered floor of the upper levels, which restricts their outlook and the amount of natural light received in the spaces. In addition the lounge within Unit 1 would not make the most of the outlook onto Green Street, with it only being lit by a single window out onto this space other than the obscure glazed windows in the side elevation. As a result officers consider that the proposed scheme, rather than being a well conceived holistic redevelopment of the site, is simply providing poor quality internal environments for the properties, which in turn has implications for the external environment.

24. In terms of amenity space provision, the Local Plan states in Policy CP10 that development should be sited to meet functional needs, with outdoor needs properly accommodated. Policy HS21 also states that permission will not be

granted for development where insufficient or poor quality private open space is proposed. Family dwellings of two or more bedrooms should have exclusive use of a private space.

25. The scheme would provide individual amenity spaces for units 2-6 in the form of balconies for the 2 beds, and a balcony and individual amenity space for the 3 bed unit, which would be acceptable. The two dwellings within the frontage building would not be provided with any form of external space, and while officers recognise that the previously permitted schemes did not include any external space for the units in the frontage building, this was considered acceptable given they were 2x1 bedroom units. In the case of the current proposal, Unit 1 would be a 2 bed, and Unit 7 is capable of being a 2 bed unit given the large room on the ground floor of the unit and as such it is not acceptable that this type of unit has no access to a form of private space contrary to the aims of Policies CP10 and HS21.
26. The scheme would provide an individual refuse store which would be sited in a practical location for the occupants of the dwellings and collections. Officers would raise no objection to this.

Design

27. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design through 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 Oxford Local Plan 2001-2016 takes this further with Policy CP8 requiring development to relate to its local context by ensuring that the siting, massing, and design of development creates an appropriate visual relationship with the form, grain, scale, materials, and details of the surrounding area.
28. The proposal would involve the demolition of the existing industrial building. In considering the previous proposals for the site, this building was considered to be of limited value in architectural or visual terms and, as such, no objection was raised to its removal. During the consultation process concerns have been raised with regards to the building's loss, and clearly it is considered to be an important 'heritage asset' for local residents as defined in Planning Policy Statement 5 (published in March 2010). The building is not listed or designated as a building of local interest. In terms of local significance, it is the employment use which reflects the historical development of the suburb, providing both historical and archaeological interest and contributing to the area's character, rather than the building itself. The loss of a locally significant heritage asset would require justification that should demonstrate that the proposed development would make a positive contribution to both the character and local distinctiveness of the historical environment. For its part the local planning authority would need to bear in mind the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that sustaining and enhancing heritage assets can have in developing sustainable communities and economic vitality. As such, the employment use of the site contributes to its heritage significance and

the character of the wider area as a heritage asset. Its loss has not been sufficiently justified in the present application.

29. The overall size, scale, and design of the proposed building has been based on the previously approved schemes (04/01955/FUL & 06/01911/FUL). The two-storey frontage building would be of a size that reflects the properties on either side, (albeit with a slightly higher ridgeline), and as such would be of an appropriate scale for the street scene. The detailing of the frontage would be simplified from the previously approved scheme, but the appearance of the building would not look out of place within the street scene.
30. The building to the rear would be two-and-a-half storeys (with room in the roofspace) and has been sited along the north-western boundary in order to create an internal courtyard which provides a parking area. This element of the proposal differs significantly from the previously approved schemes, with an increased ridge height and mansard roof replacing the pitched roof that was of a similar height to the existing building. As a result the building to the rear appears relatively bulky in comparison to the previous scheme. The impact of this is made worse by the treatment of the roof in the south-east elevation with the balconies moved to first floor level punching holes in the mansard roof. As a result officers consider that the overall size and scale of the building to the rear would fail to create an appropriate visual relationship with the frontage building to the detriment of the character and appearance of the surrounding area.
31. The street is characterised by its residential properties that face directly onto the street, which helps establish an active frontage and encourage natural surveillance of the street scene. The previously refused schemes had workshops at ground floor level also provided an active frontage for the building. The current scheme has replaced the workshops with bedrooms for the dwelling houses, with the main living areas at first floor level and as a result the building does not help maintain the streets active frontage.
32. Therefore officers consider that the proposed development, by reason of the overall size, scale, and bulk of the two-and-a-half storey building to the rear would fail to create an appropriate visual relationship with the built form of the proposed frontage building and would have a detrimental impact upon the character and appearance of the surrounding area. Similarly the building would fail to provide sufficient active frontage within Green Street or its courtyard to the rear, to help encourage natural surveillance of the public areas. This would be contrary to the overall aims and objectives of Policy CS18 of the Oxford Core Strategy 2026 and Policies CP1, CP6, CP8, CP9, and CP10 of the Oxford Local Plan 2001-2016.

Impact upon Adjoining Properties

33. The Council seeks to safeguard the amenities of properties surrounding any development. This is particularly important for existing residential properties, as new development can block light, have an overbearing effect and overlook adjoining properties. Policy HS19 requires development to provide for the protection of the privacy or amenity of proposed and existing residential properties, specifically in terms of potential for overlooking into habitable rooms,

sense of enclosure, overbearing impact and sunlight and daylight standards. This is also supported through Policy CP10.

34. In granting planning permission for the previous schemes (04/01955/FUL & 06/01911/FUL) officers considered that the proposed development would not have a significant impact upon the adjoining properties in terms of loss of light, sense of enclosure, overbearing impact or overlooking. As the current proposal is similar to these previous schemes, it is necessary to consider whether any new issues are introduced which would have an impact on the adjoining properties.
35. The existing building is a significant structure that covers the full extent of the block and therefore already has an impact upon the adjoining properties. The two-storey frontage building would not have an impact upon either of the adjoining properties in the street (8 & 10 Green Street) in terms of loss of light, sense of enclosure etc.
36. With regards to the two-and-a-half storey building to the rear, this would be sited along the north-western boundary and would also have an impact upon the rear of 10 Green Street, and the rear gardens of the Randolph Street properties which abut the site. The previously approved schemes increased the height of the flank wall which runs along this boundary from 4m to 5m, while the pitched roof then sloped away from the properties in a similar manner to the existing building. The current proposal would also have a 5m high flank wall, but the pitched roof has been replaced with a mansard roof that by its nature has a steeper pitch, adding to the development's overall bulk. Officers consider that the previously approved schemes represented the limit of acceptability for the site. The increased bulk arising from the alterations to the roof have taken the two-and-a-half storey beyond this limit of acceptability and as a result the building would create a sense of enclosure that would have an overbearing impact upon the rear of 10 Green Street and also the rear gardens of the Randolph Street properties.
37. The north-west elevation of the building which faces onto these properties, have windows at ground and first floor level. The ground floor windows face onto the passageway that runs along the building and not directly onto the rear gardens, while the first floor windows would be obscure glazed. As such officers consider that this would not result in a significant loss of privacy for these properties especially given the tight knit nature of the surrounding properties.
38. The creation of the internal courtyard has created a separation distance of approximately 9m between the built form to the rear of the site and 8 Green Street and as such officers do not consider that this element to the rear would lead to a loss of light, or sense of enclosure for the rear garden of this property or that of 7 Green Street. The south-east elevation does have a number of windows at first floor level, and also balconies at roof level which would undoubtedly increase the perception of being overlooked in the rear gardens of 8 and 7 Green Street. However, as with the previously approved schemes (04/01955/FUL & 06/01911/FUL) the rear gardens of these properties will feel more open and lighter as a result of the proposal and as such given the tight knit nature of the area and the fact that the balconies at roof level would have 1.5m high obscure

glazed screens it is considered that this would not be sufficient reason to warrant refusal of the application.

39. The proposed development would not have an impact upon the rear of the Cowley Road properties to the north of the site, or the properties on the opposite side of Green Street.

Highway Matters

40. The site is situated within a Transport District Area, which is considered a sustainable location which is accessible by walking and has good access to public transport links, shops and services and therefore in some circumstances it may be possible to accept lower levels of parking provision within these areas.
41. The current proposal would provide 6 off-street parking spaces for the units of accommodation, which would be below the maximum standards of 13 spaces for this number of units as set out within Appendix 3 of the Local Plan.
42. The Local Highways Authority has indicated that there are parking pressures within Green Road, and as such the limited amount of parking offered would be likely to increase the parking demands on Green Street and the surrounding roads. The area is considered a sustainable location, but the absence of any on-street parking restrictions it is not possible to ensure that the limited parking supplied would not increase parking demand on Green Street to the detriment of highway safety.
43. At the same time the parking spaces as shown do not meet the Local Highways Authorities standard of 2.5m x 5m and the applicant has failed to demonstrate that there is sufficient space to enable vehicles to successfully manoeuvre in and out of the spaces. Similarly the vehicular access arrangements do not meet the current standards with regards to pedestrian and vehicular vision splays which would cause a rise to pedestrian and vehicular safety. This would be particularly important given the existing waiting restrictions are extremely worn and not enforced so as to lead to vehicles parking on both sides of Green Road, often partly on the footway and carriageway.

Other Matters

44. In terms of Archaeology, officers consider that given the character of the structure, the level of alteration that has already taken place within the building and the previous planning consents for the site, no archaeological recording would be required.
45. With regards to local ecology, having regard to the location of the building and its construction, it is unlikely that the building would be used by bats. It is not considered that and the development would give rise to any adverse impacts upon biodiversity.
46. Having regards to the previous use of the site, any permission should be subject to a condition requiring a contaminated land risk assessments and any identified

remediation to be carried out prior to development commencing.

Conclusion:

47. For the reasons given above, officers have concluded that the proposal is not in accordance with local plan policies and that it cannot be supported. Committee is recommended to refuse planning permission accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to refuse planning permission. 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.

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 refuse planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Contact Officer: Andrew Murdoch

Extension: 2228

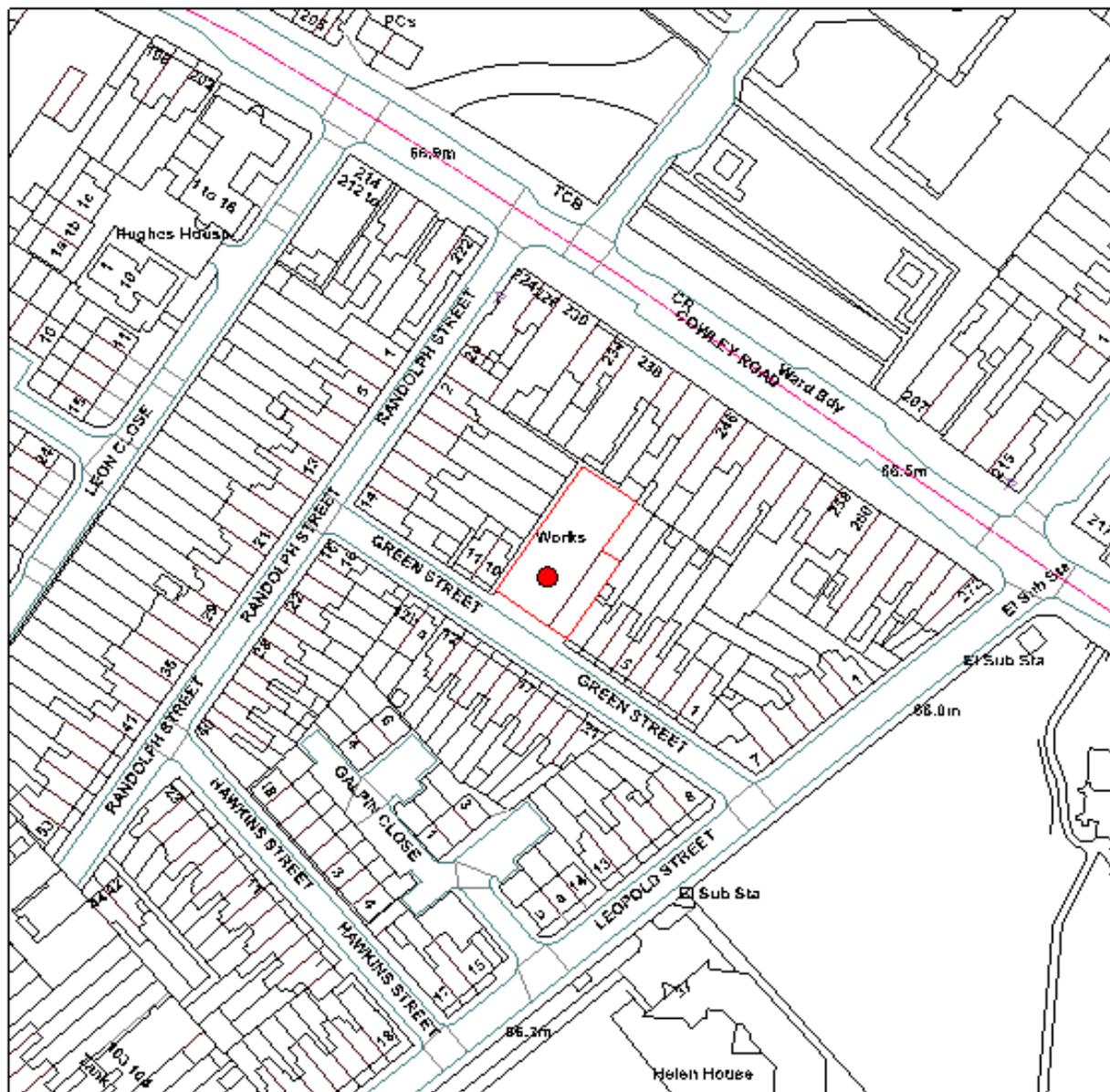
Date: 15 December 2011

Appendix 1

Green Street Bindery 11/02/17/FUL



ESRI BY E.ON UK



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	20 December 2011
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