

**6. 18/0983/FUL – Single storey front and rear extensions, internal alterations and extension to residential dormer at THE PAVILION, GREEN LANE, OXHEY HALL, WD19 4LT for Mr Sunil Kotecha.**

Parish: Watford Rural Parish Council

Ward: Oxhey Hall and Hayling

Expiry of Statutory Period: 20 July 2018

Case Officer: Freya Clewley

Recommendation: That Planning Permission is Granted.

Reason for consideration by the Committee: Council interest in land adjacent to the site.

**1 Relevant Planning History**

- 1.1 8/238/90 – Established use certificate: Use for bars, function rooms, changing rooms and residential flat – Permitted 06.04.1990.
- 1.2 8/335/90 – Single storey front and rear extensions – Permitted 12.07.1990, implemented.
- 1.3 8/353/93 – Single storey side extension – Permitted 19.07.1993, not implemented.
- 1.4 95/0024 – Extensions and alterations and alterations to car park to provide an additional 25 spaces – Permitted 20.04.1995.
- 1.5 15/0090/FUL – Change of use of existing changing rooms from D2 (Assembly and Leisure) to B1a (Offices) – Permitted 31.03.2015.
- 1.6 16/1517/FUL – Single storey rear extension and alterations to landscaping – Permitted 05.09.2016.

**2 Description of Application Site**

- 2.1 The application site is located to the south of Green Lane, Oxhey Hall and is within the Metropolitan Green Belt.
- 2.2 The Pavilion is a two storey building comprising a public house (The Pavilion) with residential accommodation at first floor. The building has an overall irregular shaped footprint. The building has a mainly hipped roof form incorporating eaves level dormers with gable projections. The western part of the building provides the public house and residential accommodation, while the eastern part of the building is currently disused but was previously in use as four changing rooms associated with the use of South Oxhey Playing Fields to the south of the application site.
- 2.3 Externally the building is finished in concrete render, white render and black timber boarding and includes ground and first floor level glazing. To the east of the application site, a two storey building provides a sports pavilion and changing facilities associated with South Oxhey Playing Fields to the south of the site. To the west of the site are tennis courts and a bowling green. To the north of building is a large car park.

**3 Description of Proposed Development**

- 3.1 This application seeks full planning permission for the construction of single storey front and rear extensions and an extension to one residential dormer.
- 3.2 The proposed single storey front extension would hold a depth of 2.4m and a width of 10m and it would comprise a waiting area and reception. A flat roof open canopy would abut the frontage of the proposed extension with a depth of 2m and a width of 3m. The proposed front extension and open canopy would have a flat roof form with a height of 2.9m. A set of doors would be inserted within the frontage of the extension.

- 3.3 The proposed single storey rear extension would hold a depth of 3.4m and a width of 1.9m, constructed to the rear of the rear of the eastern aspect of the building. The extension would be set in approximately 6.6m from the eastern flank elevation of the building. The proposed extension would comprise a disabled toilet facility.
- 3.4 The existing two flat roof dormers within the front roofslope of the rear aspect of the building would be adjoined and extended in width by 2.5m to create an additional bedroom within the existing residential flat within the roof accommodation.
- 3.5 The proposal includes internal alterations to replace the existing office space at ground floor level with a bar/restaurant area, extending the banqueting area 1 into the space which is currently occupied by the bar/restaurant area and the existing office space at mezzanine floor level would be replaced with additional seating.

## **4 Consultation**

### **4.1 Statutory Consultation**

- 4.1.1 Watford Rural Parish Council: No response received.
- 4.1.2 Hertfordshire County Council – Highway Authority: No objection.

*Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.*

#### **HIGHWAY INFORMATIVE:**

*Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:*

*AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.*

#### **COMMENTS / ANALYSIS:**

*The application comprises of an extension to the existing property at The Pavilion, Green Lane, Oxhey Hall. Green Lane is designated as an unclassified local access road, subject to a speed limit of 30 mph and is highway maintainable at public expense.*

*The proposals do not include any new/altered vehicular or pedestrian access from the highway and the parking arrangements are to remain unaltered. Although the building will be extended, the small size of the works would mean that it is unlikely the proposals would not have a significant or negative impact on the safety and operation of the nearest highway. HCC has no objections or further comments on highway grounds, subject to the inclusion of the above informative.*

- 4.1.3 Development Plans: No objection.

*The proposal seeks approval for single storey front and rear extensions and for an extension to a residential dormer. The application site is currently under A3 use (restaurant) and is located in the Secondary Centre of Oxhey Hall. The entirety of the site is designated as Metropolitan Green Belt.*

*Policy CP11 of the Core Strategy (adopted 2011) states that ‘there will be a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purpose of including land within it.’ The National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 87). Policy DM2 of the Development Management Policies LDD (adopted 2013) states that the construction of new buildings in the Green Belt is inappropriate, with certain exceptions listed in the NPPF. According to the NPPF, very special circumstances will not exist unless the potential harm to the Green Belt by reasons of inappropriateness, and any other harm, is clearly outweighed by other considerations. One exception to inappropriate development in the Green Belt is the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.*

*A single-storey extension has already been completed on this site (16/1517/FUL) and subsequently, the building in its current state has been extended beyond its original size. Nevertheless, it is considered that the further proposed development would not result in disproportionate additions over and above the size of the original building. Therefore, the exceptions where the construction of new buildings in the Green Belt is not inappropriate (paragraph 89 of the NPPF) are considered to apply to the proposal. As such, the proposal is considered to comply with Policy CP11, Policy DM2 and the NPPF.*

4.1.4 National Grid: No objection.

*Should you be minded to approve this application please can the following notes be included an informative note for the Applicant*

*Considerations in relation to gas pipeline/s identified on site:*

*Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent’s legal rights and any details of such restrictions should be obtained from the landowner in the first instance.*

*If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent’s Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.*

*If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent’s Plant Protection Team to see if any protection measures are required.*

*All developers are required to contact Cadent’s Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.*

4.1.5 Leisure Development Manager: No response received.

**4.2 Public/Neighbour Consultation**

4.2.1 Number consulted: 36                      No of responses received: 2

4.2.2 Site Notice: Expired 21.06.2018      Press notice: Not required.

4.2.3 Summary of Responses:

- No objection to extension size.
- Concerns in relation to layout change.
- Concerns in relation to proposed use.
- Concerns in relation to noise from subsequent events.

- Concerns regarding the extended banqueting area and size of events.
- Concerns regarding increase in number of doors to rear which would be open and enhance any outside noise.

Officer Comment: *'All material planning considerations are outlined within the relevant analysis sections below.'*

## **5 Reason for Delay**

5.1 Committee cycle.

## **6 Relevant Planning Policy, Guidance and Legislation**

### **6.1 National Planning Policy Framework and National Planning Practice Guidance**

On 24 July 2018 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

### **6.2 The Three Rivers Local Plan**

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies PSP3, CP1, CP6, CP8, CP9, CP10, CP11 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM2, DM6, DM7, DM9, DM12, DM13 and Appendices 2 and 5.

The Site Allocations Local Development Document (SALDD) was adopted on 25 November 2014 having been through a full public participation process and Examination in Public.

### **6.3 Other**

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

## 7 Planning Analysis

### 7.1 Impact on Metropolitan Green Belt

7.1.1 The application site is located within the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use. They can assist in moving towards more sustainable patterns of urban development.

7.1.2 As with previous Green Belt policy, the NPPF identifies the five purposes of including land in Green Belts such as:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.1.3 Policy CP11 of the Core Strategy (adopted October 2011) states that there will be a general presumption against inappropriate development that would not preserve the openness of the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Metropolitan Green Belt. Policy DM2 of the Development Management Policies document (adopted July 2013) replicates Government guidance in the NPPF which stipulates under paragraph 145:

*“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) *Buildings for agriculture and forestry;*
- b) *The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds or allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) *The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) *The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) *Limited infilling in villages;*
- f) *Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) *Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
  - *Not have a greater impact on the openness of the Green Belt than the existing development; or*
  - *Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

Certain forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purpose of including land within it. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction and engineering operations.

- 7.1.4 The NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 7.1.5 The NPPF does advise that extensions to buildings may not be inappropriate development provided they would not result in disproportionate additions over and above the original building; however it does not define 'disproportionate'. The proposed single storey front extension would not extend forward of the existing deepest aspect of the front elevation of the building and would infill a previously recessed section of the frontage. The single storey rear extension would hold a width of 1.9m and a depth of 3.4m. The rear extension would be significantly set in from the eastern flank of the building and would infill part of the stepped rear elevation. The single storey front and rear extensions would therefore appear as infill extensions on an already developed site and therefore would not be disproportionate or inappropriate within the Green Belt.
- 7.1.6 The existing building has been previously extended to the front and rear of the building resulting in a 25.6% increase in floor space in comparison to the original building. The proposed extensions would have a floor space of 32sqm, thus the proposed development would result in a cumulative floor space increase of 29% in comparison to the original building. As a result and in the context of the site, the proposed extensions would not appear as disproportionate to the original building or result in inappropriate development.
- 7.1.7 The proposed development should also be assessed in relation to whether the scale of the proposed building would result in any actual harm to the openness of the Green Belt. Given that the proposed extensions do not extend beyond the front, flank or rear elevations and the design of the extensions in relation to the existing roof forms, the proposal would not result in harm to the openness of the Green Belt. Dormer windows proportionate to the existing building are not considered to adversely affect the openness of the Green Belt. Furthermore, the alterations to the internal layout and the extension to the residential dormer would not be readily visible and would not result in an increase in height or footprint to the existing building. Therefore, the proposed scale of the extensions is considered acceptable.

## 7.2 Impact on Character and Street Scene

- 7.2.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.2.2 The proposed front extension would hold a depth of 2.4m and a width of 10m with an open flat roofed canopy projecting a further 2m forward, positioned centrally with a width of 3m. The front extension would infill a currently recessed aspect of the front elevation of the building. Whilst the proposed front extension and canopy would be visible from the

public realm, given the design, scale and siting of the proposed front extension and canopy, it is not considered that this element would appear out of character or disproportionate to the original building.

- 7.2.3 The proposed rear extension would hold a depth of 3.4m and a width of 1.9m. This element would be set in approximately 6.6m from the eastern flank elevation and would not project beyond the existing rear elevation of the building. The proposed extension would not be visible from the highway, however due to the site's location within a designated area of open space; the extension to the rear would still be visible from the public realm. Notwithstanding the above, given the depth, width, height and design of the proposed rear extension; it is not considered that this element would appear out of character or prominent in relation to the original building.
- 7.2.4 The existing two flat roof dormers serving the residential flat at roof level are currently obscured by the existing building by virtue of their location within the front roofslope of the rear aspect of the building. The two dormers would be combined and extended by approximately 2.5m to a width of 6.2m. Given the location of the dormers and the scale of the proposed extension to the dormers, it is not considered that this element would appear unduly prominent or result in any adverse impact to the character of the building.
- 7.2.5 The proposed internal alterations would not be apparent when viewed from the highway or public realm and as such, it is not considered that the proposed internal alterations would result in demonstrable harm to the character or appearance of the host building.

### 7.3 Impact on Amenity of Neighbours

- 7.3.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space'.
- 7.3.2 The proposed development sits in an isolated location, as such; the scale of the proposed extensions would not result in any harm in terms of loss of light or harm to the visual amenities of any surrounding residential properties.
- 7.3.3 Notwithstanding the above, neighbour objections have been received during the course of this application in relation to noise, layout change, proposed use and the impact of the development on the size and scale of subsequent events.
- 7.3.4 Whilst the concerns outlined above are acknowledged, and it is noted that two additional doors are proposed within the rear elevation of the building, the closest residential neighbours, Oxhey Warren and Oxhey Warren Cottage, are located approximately 55m to the south east of the Pavilion. Therefore, given the separation distance between the building and these neighbours, the scale of the extensions, that the internal alterations to create additional bar and restaurant space would not significantly alter the scale and nature of events held at the building and subject to a condition attached to any granted consent to limit the hours of use, it is not considered that the proposed development would result in detrimental harm to any neighbouring property so as to justify the refusal of planning permission. Notwithstanding the grant of planning permission, the building is still required to abide by the licensing conditions of their premises licence as set out by the Local Licensing Authority.

### 7.4 Impact on Local Open Space

- 7.4.1 The application site is located adjacent to a designated Local Open Space. Policy SA5 of the Site Allocations LDD stipulates that sites allocated as open space will generally be safeguarded as open spaces. The proposed development would be extending an existing building which would not project closer to the area of open space. Therefore, it is not

considered that the proposed scale of the building would impact the use of the existing publicly accessible open space.

## 7.5 Wildlife and Biodiversity

- 7.5.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.
- 7.5.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.
- 7.5.3 The application has been submitted with a Biodiversity Checklist which states that no protected species or biodiversity interests will be affected as a result of the application. The site is not in or located adjacent to a designated wildlife site and the Local Planning Authority is not aware of any records of protected species within the immediate area that would necessitate further surveying work being undertaken.

## 7.6 Highways, Access and Parking

- 7.6.1 Policy CP10 of the Core Strategy also states that development should make adequate provision for all users including car and vehicle parking and Policy DM13 and Appendix 5 of the Development Management Policies LDD sets out parking standards. Appendix 5 also states that the standards for car parking may be adjusted according to which zone the proposed development is located in.
- 7.6.2 The existing parking arrangements provide approximately 97 hard surfaced parking spaces. The parking standards set out at Appendix 5 of the Development Management Policies LDD identify that a restaurant/ bar should provide 1 short term place per 100sqm of gross floor area plus 1 long term space per 10 maximum staff on site at any one time.
- 7.6.3 The proposed internal alterations would result in additional bar/ restaurant space creating a total floor area of bar/ restaurant use of 704sqm. As a result the parking standards require 9 parking spaces plus parking for staff. The car park adjacent to the Pavilion has approximately 97 parking spaces in total which are available for use by the Pavilion and the residential flat. Given the level of parking, there would be sufficient space for residential parking for the flat and parking for customers and staff.
- 7.6.4 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access. No changes are proposed to the existing access of the site.

## 8 **Recommendation**

- 8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01A, 02A, 03, 04, 05, 06, 07A, 08, 09, 10, 11, 12, 13, 14A and 20.

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Metropolitan Green Belt, area and the residential amenity of neighbouring occupiers, in accordance with Policies PSP3, CP1, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM6, DM7, DM9, DM12, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C3 The building shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as shown on Drawing Number 13; and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

- C4 The development hereby permitted shall not operate other than between the hours of 12:00 and 23:00; Mondays to Fridays (inclusive) and 12:00 and 23:00; Saturdays and 12:00 and 23:00; Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

## 8.2 **Informatives:**

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering

materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is advised that a Public Right of Way runs adjacent to the application site. This Right of Way must be protected to a minimum width of 2m and its current surface condition maintained. The Right of Way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of construction during works. The safety of the public using the route should be paramount. The condition of the route must not deteriorate as a result of the works. All materials are to be removed at the end of construction.
- 15 The applicant is reminded that this decision relates only to the grant of planning permission and does not convey any other consent. The applicant is advised that the access footpath to the playing fields to the south of the building should be retained for public use at all times.