

Report to **Planning Applications Committee**
Date **5 June 2019**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/18/01906/FUL**
Applicant **Gorham's Gift Trust**
Application **Conversion of agricultural barn to dwelling with associated landscaping and car parking**
Address **Stud Farm
Gorham's Lane
Telscombe Village
Lewes
East Sussex
BN7 3HZ**

Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

This application relates to the conversion of a listed barn building to a residential dwelling.

I Site Description

1.1 The site consists of agricultural land within Telscombe village which is 10km South of Lewes. The site falls on the west side of the village and has access from the east of the site close to the entrance of the Stud Farm. The site consists of a main farm house and flint walled agricultural buildings to the west. The application building itself is a flint walled building with a Sussex hipped roof with a timber clad gable end and tiled roof. The existing barn building was used for housing cattle at the time the application was submitted but has now become redundant.

1.2 The site falls outside of any planning boundaries due to its rural nature. The barn falls within the South Downs National Park as well as being within the Conservation Area. The barn is Grade II listed, and is surrounded by a number of other listed buildings.

2 Proposal

2.1 The applicant is seeking planning permission to convert the existing agricultural building to a dwelling with associated landscaping and car parking. The residential dwelling would provide three bedrooms with the former yard area being converted to parking.

2.2 The layout has been amended internally and externally following conversations with the planning officer and conservation officers.

3 Relevant Planning History

LW/74/1157 Alterations and improvements to Stud Farm House to reinstate semi-detached farmhouse for use as domestic dwelling- Approved.

4 Consultations

Parish Council Consultee

The Committee members resolved to OBJECT the application on the following grounds:-

- i. The proposal is contrary to the Gorham Gift Charity, which lists the maintenance of the rural and historic nature of the village
- ii. The proposal is contrary to the statutory purpose of the South Downs National Park to conserve heritage and promote public understanding
- iii. It does not blend in with the surrounding dwellings
- iv. It sets precedent for further conversions
- v. Likely high rents unaffordable to locals
- vi. The barn has been removed by the Trustees and no alternative offered.
- vii. The loss of revenue to the current tenants who will now be unable to rear the stock
- viii. The yard floods often due to the water running down from the surrounding fields
- ix. The pipe and guttering drainage from the stable yard has not been considered
- x. 50 years of stock contamination in both barn and yard, and likelihood of continued contaminated seepage not considered.
- xi. Rebuild is outside revised Class Q permitted development criteria
- xii. Structural survey suggest major work to walls
- xiii. No provision for cycle sheds, recycling, oil storage tanks etc.

LE - Environmental Health

No comments received

LE - Design and Conservation Officer

The application is seeking consent for the change of use of a Grade II listed barn to a dwelling house and associated alterations. The barn is one of a pair of barns that are Grade II listed together. The building also forms part of a larger farm site that is still a working farm within the Telscombe Village Conservation Area.

Since the application was initially made, additional supporting documents have been provided to demonstrate the barn is not suitable for modern agricultural use. The principle of converting the barn into a dwelling is therefore accepted.

Following further discussions with the applicant, the design of the proposed conversion has been amended to address concerns raised. The current design is considered to be acceptable. Any negative impact on the listed building identified throughout the application process has either been removed, limited or justified.

Natural England - NE

No comment

Specialist Advisor- Arboriculture

No Comments received

5 Representations

A lengthy letter of objection has been received from Cllr Joanna Wilkins (the full copy of which can be viewed online). Summary of objections covering material planning concerns raised as part of this letter:

- Statutory Purposes of SDNP -
The proposal contradicts the purposes of the SDNP these are stated as conserving cultural heritage & promoting opportunities for public understanding.
- The conversion of the Youth Hostel does not create a precedent.
- The proposals fenestration is not in keeping with the surrounding dwellings
- Archaeological impact to the surrounding site
- The proposal will create a precedent for other conversions
- Aspects of Tenancy
Several statements in the proposal suggest that the existing barn is vacant or not being used it does not comply with modern agricultural practice and that this is primarily the tenants' view. This is incorrect. The barn and associated yard are currently and have been for the past 50 or so years used for stock rearing.
- The farm is a significant local employer & this proposal would impact on its viability and prejudice the village's vitality.
- Flooding, Drainage, control of contaminated materials.
- Agricultural contamination risk has not been addressed
- Rebuilding rather than Conversion
The design statement refers to the application as a conversion however, on viewing the structural report, I would contend that the barn would need rebuilding.
- Lack of detailed plans & measurements accompanying this application.
- The only plan for the site provides no details on provision for mains drainage & services for the proposed dwelling & so these do not form part of the application.
- The restoration of the flint walls appears not to consider the footings or current buttressing on any elevations. It also appears to include removal of the feeding troughs to the west which could significantly weaken this elevation.
- There is no provision for the loss of privacy to Stud Farm house in terms of screening or obscured glazing to the south window. The proposed raised terrace to the south of the site will further exacerbate this loss of privacy.
- The planting of hedges/trees against a flint wall will adversely impact its stability and limit maintenance.
- Access and parking provisions in relation to neighbouring properties have not been considered
- There will be subsequent applications to allow further intrusive fenestration at a later date.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

Para 117 – 118 Making effective use of land

Para 124- Achieving well designed places

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

- CP10 - Natural Environment and Landscape
- CP11 - Built and Historic Environment and Design
- CP13 - Sustainable Travel

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

The Draft South Downs National Park Local Plan

The Pre-Submission version of the **South Downs Local Plan** (SDLP) was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1st February 2019 to 28th March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

The following policies are of particular relevance to this case:

- Strategic Policy SD5 – Design
Development Management Policy SD15 – Conservation Areas
Development Management Policy SD13 – Listed Buildings
- Development Management Policy SD41 - Conversion of Redundant Agricultural or Forestry Buildings

8 Planning Assessment

Planning policy:

8.1 The application is for the conversion of a grade II listed agricultural barn to a residential dwelling. This proposal will be primarily considered against Policy SD41 of the SDNP Local Plan as the barn is an agricultural barn outside of the defined planning settlement boundary.

Policy SD41 states that 1. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:

- a) The location is sufficiently well related to existing infrastructure, amenities and services;
- b) The existing vehicular access is suitable in landscape terms for the use proposed;
- c) The original building is structurally sound, is not derelict and of an appropriate design and scale for conversion to the proposed new use, without the need for substantial reconstruction, significant extensions or ancillary buildings;
- d) Conversion will not result in the need for another agricultural or forestry building on the holding;
- e) If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being re-used in the first instance; and
- f) There is no adverse impact on the character of the building and its setting, in particular its agricultural / forestry character, and
- g) For residential uses, the proposed development is restricted to occupation by local workers who need to be accommodated outside of defined settlement boundaries.

2. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries identified as heritage assets will be permitted where:

- a) Part 1 of this policy is complied with;
- b) The optimal viable use is proposed to conserve and enhance its architectural and historic significance and setting;
- c) Wherever possible, essential utilities and other functional requirements do not harm significant internal or external fabric; and
- d) Existing historic fabric and features of architectural or historic significance are retained.

8.2 It is considered that although the barn is currently used for housing cattle and has been for some time, the planning statement identifies that although it has been used it is too small to continue to be effectively used and will therefore cease functional agricultural use.

8.3 A visual survey of the building has concluded that the building could be converted and would remain structurally stable with lateral tie bars and pattress plates to restrict further movement and vertical cracking of the walls. The survey concluded that trial pits would be needed to determine if underpinning is required. Should underpinning be required this would need a further listed building consent. Based on this information it is considered that the proposal would be in accordance with SD41 (C) as the proposal would not need substantial re-construction and would be an appropriate design to accommodate residential occupancy. Comments have been received to state that there is the need for major works to the walls. It is proposed to carry out works to repair and re-instate the existing flint boundary wall, this is considered acceptable as it would be in keeping with the existing design and would not be significantly detrimental to the design or character of the building or area. If works are required to the walls that have not been applied for the applicants will need to seek further listed building consent.

8.4 The applicants have stated that they would look to have tenants who are local people to the area, as such it will be restricted by condition in order that the occupancy of local workers in order that the proposal is to be in accordance with policy SD41.

8.5 No details have been provided of utilities provisions and how these will enter the property. This can be conditioned that prior to instillation of utilities details should be approved by the local planning authority to ensure it is appropriate.

8.6 It is considered that the proposed use would allow the building to be repaired and utilised to provide much needed residential accommodation, and therefore complies with the objectives of adopted policy.

Amenity

8.7 The proposal site is located in a small village with a number of residential properties in close proximity but also backing onto farm buildings and farm land. The application building is a hipped roof barn with a courtyard to the rear enclosed by a flint wall. The proposal would include the introduction of new windows and doors into the building along with internal alterations to convert the building to residential. By way of the location of the barn and that the windows predominantly serve voids rather than rooms at first floor level, the bedrooms have small windows which would mitigate any impact of overlooking. In summary the proposal would not result in significant overlooking to adjacent properties.

8.8 The proposed works do not increase the height or the foot print of the building and as such would not result in additional overshadowing or loss of light to surrounding buildings. The proposed landscaping is also considered to not adversely impact the residential amenity of the surrounding residential properties or those of the new occupiers by way of the design and distance to residential properties.

8.9 The proposed change of use will have an impact to the area by way of the comings and goings of the occupants, however this is not considered to cause a demonstrable harm on the neighbouring properties. It is therefore concluded that the proposed works would not create a significant adverse impact to the residential amenity of the neighbouring properties and as such would be in accordance with policies ST3 of the Lewes Local plan 2003 and SD05 of the SDNP Local Plan.

Design and impact to listed buildings and conservation area

8.10 The barn building is grade II listed within the Telscombe Village conservation area. The proposed works are considered to be in keeping with the conservation area and ensure the continued use of the building and secure its repair. The proposed design of the alterations to the building and landscaping are considered to be in keeping with the historic form and character of the building. The alterations are not considered too large or out of scale with the host building or area. Although concerns have been raised regarding the amount and size of windows this has been amended as part of the application to create balance between creation of fenestration to provide natural light for the occupants and retention of the character and fabric of the listed building. The proposed materials internally and in relation to the landscaping are considered appropriate in design. The proposed alterations will not significantly adversely impact the design of the area or the street scene and are therefore it is concluded that the proposed works would be in accordance with policies ST3 of the Lewes Local Plan 2003 and SD04 & SD05 of the South Downs National Park Local Plan.

8.11 The proposal is considered to not cause demonstrable harm to either the fabric of the listed building or the historic nature of the building and on balance it is considered that the conversion would prevent the historic building becoming unused and deteriorating further.

Tree impact and landscaping

8.12 With regards the existing trees the plans show the retention of existing trees. The mature Sycamore is considered to be important to the established character of the area but also for their inherent ornament and beauty and that their loss would have a significant detrimental impact on the local environment. Their rooting zones are likely, however, to have been limited in spread by the existing boundary walls and this being the case, the car parking area and new dividing wall, despite being within the crown spread of nearby trees, may not have a detrimental impact on long-term tree health.

8.13 With regards the proposed soft landscaping scheme this can best be described as rudimentary and would not be seen from views outside the site. The soft landscaping scheme does little to mitigate the impact of the proposed development on the wider area. However it is considered on balance that the proposal would have some but a limited visibility to the street scene and would be in keeping with the residential nature of the proposed development.

Highway and road safety implications

8.14 The proposal includes a gravel driveway and turning space with two parking spaces that at the smallest points would be approx. 5m wide and approx. 5m long but would be adjacent to a large drive way. Highways guidance sets out that a parking space should be 5m by 2.5m as such the two parking spaces satisfy highways guidance. The proposal provides for an adequate turning space in order that vehicles can leave the property in a forward gear. The proposal also provides for 4 cycle storage spaces which exceeds highways guidance for a three bedroom property which requires a minimum of two spaces to be provided.

Amenity of future occupiers

8.15 The proposed dwelling complied with the Nationally Described Space Standards and provides sufficient internal storage, and is considered to provide acceptable living conditions for the occupiers. The accommodation would be spread over 2 floors and provide three bedrooms for 5 occupiers. The overall floor space would be 157.3m squared. The

Nationally Described space standards requires a minimum of 99 square meters of floor space for a property of this type and as such the proposal exceeds this requirement.

8.16 The proposal provides adequate parking and turning provision within the site and complies with highways guidance. Objections have been received on the basis that there is no provision for cycle storage, sheds, recycling, oil storage tanks etc. Cycle storage has been provided as part of the amended layout plan. In regards to refuse a condition will be imposed to state that prior to occupation details of refuse storage must be approved. There has been no indication that oil storage tanks are required and should these be required the applications will need to apply for permission under a future application for these to be considered.

Issues Raised by Objectors

8.17 Objections have been raised by the parish council that the proposal is contrary to the Gorham Gift Charity, this is not a material planning concern that can be taken into account when deciding this application.

8.18 Objections were raised on the basis that the proposal is contrary to the SDNP Statutory purpose to conserve heritage and promote public understanding. Planning policy SD41 supports the conversion of redundant agricultural or forestry buildings. It is considered that the proposed development is sufficiently related to existing infrastructure for the creation of a single dwelling in an area where there is a number of other residential dwellings already. The proposed development would have suitable vehicular access for the proposed use. The original building is structurally sound and of appropriate design and scale for the conversion to residential without the need for substantial re-construction or ancillary building. The building is redundant and as such would not result in the need for another agricultural building to replace the existing. The proposed development is considered to be sympathetic to the nature and history of the building and as such would not have an adverse impact on the building and its setting or its agricultural nature. As such the proposal complies with policy SD41, there is no requirement under planning policy to require that buildings are kept for public access.

8.19 Objections have been raised on the basis that it will set a precedent for further conversions. However applications for conversions are considered on their own merits against planning policy and material planning concerns and as such the application would not create a precedent.

8.20 There has been objections raised on the basis that there is likely to be high rents; on the basis of loss of revenue to the current tenants who will be unable to rear stock; and that there were no other alternatives offered - these are not planning concerns that can be taken into account when deciding a planning application.

8.21 Objections have also been received on the basis of flooding to the yard as existing. The area is not identified as a flood risk area, however the proposal provides for extra planting and a gravel driveway along with adjusting the yard levels and drainage to falls which will mitigate away from a significant additional impact of flooding and as such flooding would not be a material ground for refusing the proposal.

8.22 Objections have been raised basis that pipe and guttering drainage not being considered. The section plan no. PWBU43871 rev C shows guttering on the roofline.

8.23 Objections have been raised on the basis of stock contamination, the land is not registered under the Environmental Protection act 1990 as contaminated however a

condition has been imposed that should contamination be found that appropriate actions are taken.

8.24 Objections have been raised on the basis that the re-build is outside of class Q permitted development criteria - the application submitted is a planning application and as such class Q does not apply to this type of application.

9 Conclusion

9.1 The proposed development is considered to provide suitable accommodation for future occupiers without having a detrimental impact upon the residential amenity of the surrounding properties and maintaining the historic fabric of the listed building. The development would bring the building back into use and fit in well with the surrounding land uses. As such the proposal is considered to be in accordance with local and national planning policy and the application should therefore be approved conditionally.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)/ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to commencement of works to the barn building, details of windows and external doors, to include elevations to a scale of 1:10 or similar and sectional details to a scale of 1:2 or similar shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the special character, architectural interest and integrity of the building is preserved having regard for Policy H2 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest, in accordance with policies SD12 and SD16 of the emerging SDNP Local Plan 2018 coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2018.

5. No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for

analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition

Reason: To enable the recording of any items of historical or archaeological interest, in accordance with policies SD12 and SD16 of the emerging SDNP Local Plan 2018 coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2018.

6. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development process and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy SD11 of the South Downs National Park Local Plan.

7. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a) a schedule detailing sizes and numbers of all proposed trees/plants
- b) Sufficient specification to ensure successful establishment and survival of new planting.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with SD04.

8. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Planning Policy Framework.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies ST03 and CPI I

10. Before the development hereby permitted is occupied details of the provision to be made for the storage and disposal of refuse from the site shall be submitted to and approved by the SDNPA in writing. This provision shall be fully implemented in accordance with the approved details before the development hereby permitted is first brought into use.

Reason: To protect the amenities of the area to comply with Policy SD05 Design

11. The dwelling hereby approved shall only be occupied by local workers who need to be accommodated outside defined settlement boundaries.

Reason: in order to comply with policy SD41 (1.g) of the SDNP local Plan.

12. Details of utilities to be installed to the building must be submitted to the local planning authority for approval prior to installation and installed in accordance with the approved plans.

Reason: to protect the historic fabric of the building in accordance with policy SD41.

13. Before the development hereby permitted is occupied, details for the provision electric vehicle car charging points shall be submitted to and approved by the SDNPA in writing. This provision shall be fully implemented in accordance with the approved details before the development hereby permitted is first brought into use.

Reason: To improve sustainability of the dwelling to comply with Policy SD48 Climate Change and Sustainable Use of Resources.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Danielle Durham

Tel: 01273 471600

email: Danielle.durham@lewes-eastbourne.gov.uk

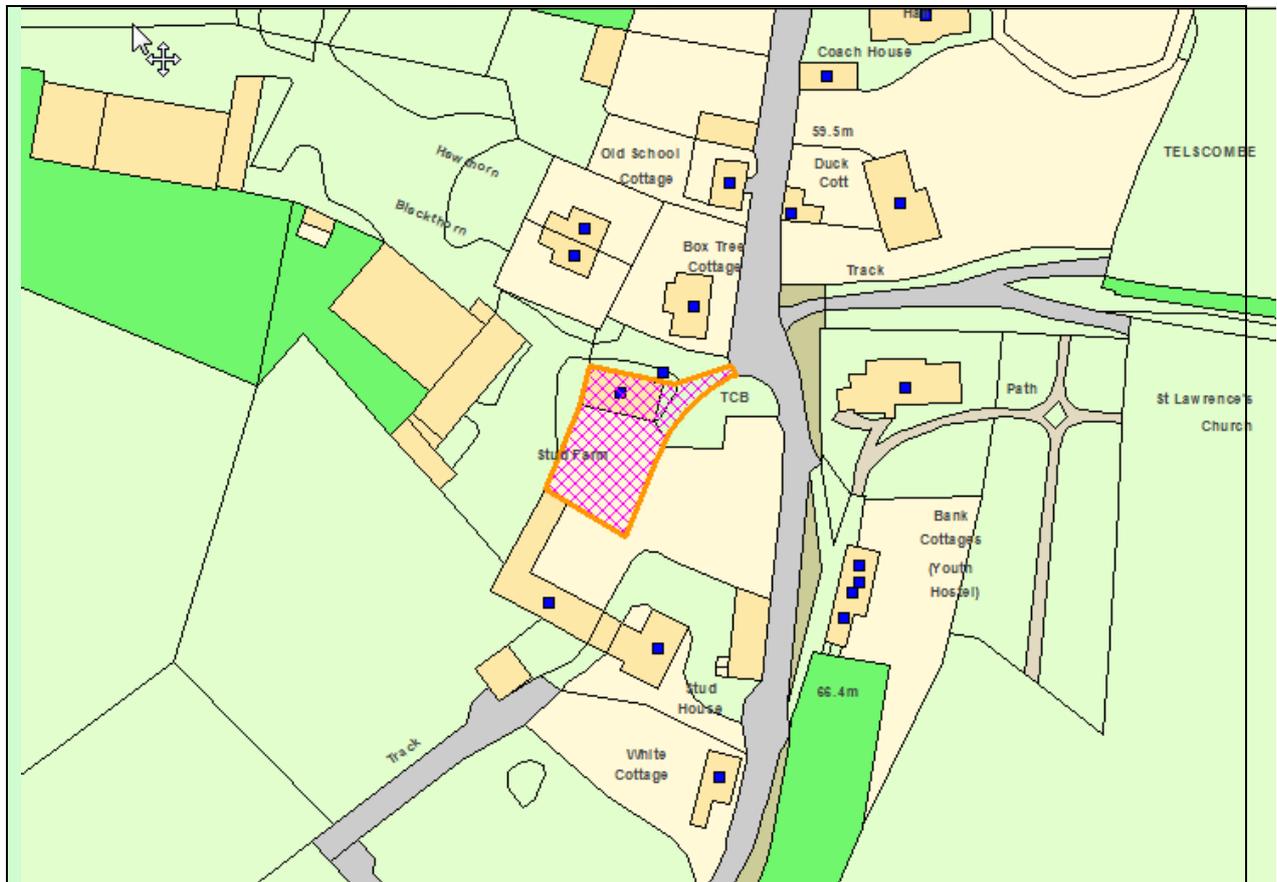
Appendices
Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix I

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - EXISTING BLOCK PLAN	PWBU43871		09.04.2018	Submitted
Plans - EXISTING BUILDING SECTIONS	PWBU43871		09.04.2018	Submitted
Plans - EXISTING ELEVATIONS	PWBU43871		09.04.2018	Submitted
Plans - EXISTING PLANS	PWBU43871		09.04.2018	Submitted
Plans - EXISTING SITE SECTIONS	PWBU43871		09.04.2018	Submitted
Plans - PROPOSED BUILDING SECTIONS	PWBU43871		09.04.2018	Submitted
Plans - SITE LOCATION PLAN	PWBU43871		09.04.2018	Submitted
Plans - PROPOSED PLANS	PWBU43871 A		09.04.2018	Submitted
Plans - PROPOSED BLOCK PLAN	002		09.04.2018	Superseded
Plans - PROPOSED SITE SECTIONS	302		09.04.2018	Submitted
Application Documents - BAT SURVEY REPORT			09.04.2018	Submitted
Application Documents - LIGHTING ASSESSMENT			09.04.2018	Submitted
Application Documents - LANDSCAPE AND VISUAL IMPACT ASSESSMENT: ...			09.04.2018	Submitted
Application Documents - REPORT ON VISUAL INSPECTION			09.04.2018	Submitted
Application Documents - PARKING PROVISION			09.04.2018	Submitted
Application Documents - PLANNING, DESIGN & ACCESS STATEMENT			09.04.2018	Submitted
Plans -	002D		01.03.2019	Approved
Plans -	101C		01.03.2019	Approved
Plans -	200C		01.03.2019	Approved
Plans -	301C		01.03.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.