

App.No: 190312	Decision Due Date: 2 September 2019	Ward: Devonshire
Officer: Neil Collins	Site visit date:	Type: Outline (all reserved)
Site Notice(s) Expiry date:		
Neighbour Con Expiry:		
Press Notice(s):		
Over 8/13 week reason: Revisions / Re-consultation / Committee cycle		
Location: Marshalls Yard, Winchelsea Road, Eastbourne		
Proposal: Outline application (all matters reserved) for the demolition of the existing buildings and creation of 9 residential dwellings (revised description)		
Applicant: Mr H. Marshall		
Recommendation: Grant outline planning permission subject to conditions and the submission of reserved matters		

Contact Officer(s): **Name:** Neil Collins
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1 Executive Summary

- 1.1 This application is presented to the Planning Committee due to the significant level of objection received following public consultation. The application seeks outline planning permission with all matters reserved for the construction of 9 residential dwellings, following demolition of the existing garages, workshops and residential flat on the site.
- 1.2 The proposal has been significantly reworked at Officer request in response to design, amenity and parking concerns with the original proposal for, *'Redevelopment to form 12 No Maisonettes and 2 No 3 storey semi detached dwellings'*, as it was not considered that the site had adequate capacity for the proposal scale of development whilst meeting adopted policy objectives.
- 1.3 As outline permission is sought with all matters reserved, no drawings have been submitted for approval regarding the design, layout, scale, height, parking or internal accommodation for the scheme. However, indicative drawings have been provided showing the possible layout of the dwellings and associated parking on the site and their potential scale, height and elevational design.
- 1.4 Whilst reserved matters would allow for consideration of revised elements of the scheme, which could include revisions to the layout, design, height and scale, the revised proposal description would limit development of the site to 9 single family dwellings. Officers consider that the site has sufficient capacity to accommodate this number of dwellings whilst meeting adopted policy, insofar as they relate to the description of proposed development. The application is therefore recommended for approval subject to consideration of the reserved matters and other relevant conditions.

2 Relevant Planning Policies

2.1 Revised National Planning Policy Framework 2018

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a supply of sufficient homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

2.2 Eastbourne Employment Land Local Plan 2016

EL1: Economy and Employment Land

2.3 Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods
C3: Seaside Neighbourhood
D1: Sustainable Development
D2: Economy
D5: Housing
D10a: Design

2.4 Eastbourne Borough Plan Saved Policies 2007

NE17: Contaminated Land
NE18: Noise
UHT1: Design of New Development
UHT2: Height of Buildings
UHT4: Visual Amenity
US4: Flood Protection and Surface Water
HO1: Residential Development Within the Existing Built-up Area
HO2 Predominantly Residential Areas
HO7: Redevelopment
HO20: Residential Amenity
BI1: Retention of Class B1, B2 and B8 Sites and Premises
TR11: Car Parking

3 Site Description

- 3.1 The application site comprises a piece of land adjacent to Vine Square, which shares its north eastern boundary, but is accessed from Winchelsea Road to the south west via a dog-leg vehicular drive. The remainder of the south west boundary is shared with two storey dwellings fronting Winchelsea Road and two storey dwellings are also located south east of the site. St Andrew's Church of England Infant's School is located directly to the north west.
- 3.2 The site is occupied by two separate buildings; one single-storey and one two-storey building adjacent to the north-eastern boundary, which comprise garages, workshops and a residential flat. A car park is located against the south western border, which utilises an established access from Winchelsea Road.
- 3.3 The site is located within a Predominantly Residential Area, defined within the Core Strategy Proposals Map and, as such, the surrounding area is predominantly residential in character, with two storey pitched roof dwellings surrounding the site, other than the adjacent school site. The site is also located within Flood Zones 2 and 3, as defined by the Proposals Map.

4 Relevant Planning History

- 4.1 There is no relevant planning history for this site

5 Proposed development

- 5.1 This application seeks outline planning permission with all matters reserved for the demolition of the existing commercial buildings and construction of 9 residential dwellings. As the application is for outline with all matters reserved,

only indicative drawings have been submitted for consideration, which aim to demonstrate the site capacity for the intended number of dwellings. This includes layout (including car parking) and elevational treatment, but not internal arrangement of the dwellings.

- 5.2 As the site is located within Flood Zones 2 and 3, the applicant has submitted a Flood Risk Assessment for consideration at this stage.

6 Consultations

- 6.1 Specialist Advisor (Regeneration) - consultation received in response to the initial submission

6.1.1 The proposal would result in the loss of B2 General Use business space and associated employment opportunities. A supporting planning document addressing potential contamination suggests the garages are in current use. No information has been provided on current use, number of businesses using the premises or number of staff employed. There is also no evidence regarding the marketing of the existing businesses or exploration of alternative business use.

6.1.2 In accordance with the Thresholds for Development detailed on page 11 of the Local Employment and Training Supplementary Planning Document adopted on 16 November 2016, the above proposal qualifies under Residential as a major development – 10 or more gross units

6.1.3 In summary Regeneration has reservations regarding the loss of business space and employment opportunities. Further information on current use, employment numbers and evidence of marketing of the existing businesses is recommended. Should outline planning permission be granted, Regeneration request it be subject to a local labour agreement.

- 6.2 Environment Agency

6.2.1 No objection to the application in principle subject to the imposition of a condition requiring accordance with the submitted flood risk assessment.

- 6.3 SUDS

6.3.1 No response to consultation

- 6.4 ESCC Highways

6.4.1 ESCC Highways team have no objection in principle to the application at this stage. The proposed dwellings would generate approximately 45 trips a day in comparison to the 14 trips associated with the existing garage use. This is not considered to be significant for the transport network.

6.4.2 A Construction Traffic Management Plan would need to be provided with details to be agreed. This would need to include management of contractor parking to ensure no on-street parking occurs during the whole of the demolition and construction phases. Deliveries should avoid peak times to prevent additional

congestion on the network. This would need to be secured through a condition of any planning permission.

7 Neighbour Representations

7.1 Following public consultation, fifteen letters of objection have been received. Concerns raised within these letters are summarised below:-

- Amenity concerns – loss of light and privacy
- Exacerbation of on-street parking issues
- Access issues
- Overscale
- Out of character with the area
- Impact on services

8 Appraisal

8.1 Principle of development

8.1.1 The site is located within the built-up area, as defined by Policy HO1 of the Eastbourne Borough Plan, where the general principle of development is deemed to be acceptable. Furthermore, the site is located within a Predominantly Residential Area, as defined by the Core Strategy Proposals Map, which actively promotes the uptake of residential uses.

8.1.2 The proposed development would result in the loss of existing employment uses. The site does not fall within a designated industrial area and, as such, its continued employment use is not protected by Policy EL2 of the Eastbourne Employment Land Local Plan (2016). Nevertheless, saved Policy BI1 of the Eastbourne Borough Plan seeks to prevent the loss of employment uses unless there is justification due to a lack of use, demand for the use, the suitability and adaptability of the site for continued employment use, unacceptable impacts on highways or if the continued use for employment purposes would cause undue disturbance to neighbouring residents.

8.1.3 The site is bordered on three sides by residential development. Taking into account that B2 uses are generally noise generating in their nature, it is not considered that this is sympathetic to the surrounding residential uses in terms of the potential for noise disturbance. Further to this, the adjacent school could also be significantly impacted by use of the site. Continuation of the existing use has the potential to result in ongoing disturbance for all neighbouring sites. The difficulty of operating a B2 use in a residential area is acknowledged by para. 3.9 of the Employment Land Local Plan.

8.1.4 Given the availability of suitable sites within designated industrial areas, it is considered that the existing business could relocate to a more appropriate site. Para. 3.7 of the Employment Land Local Plan states that there are a number of vacant and under-utilised sites within existing designated industrial areas.

8.1.5 Furthermore, the Borough is currently not able to identify a five year supply of housing land. Para. 11 (d) of the Revised National Planning Policy Framework

(2018) instructs that,

‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (which includes applications for housing where the LPA is unable to demonstrate a 5 year supply of deliverable housing sites – as per footnote 7), applications should be approved unless the application of policies in this framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.’

8.1.6 Para. 121 of the Revised NPPF states that ‘Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.’ It then instructs that particular encouragement should be given to proposals that ‘use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites.’

8.1.7 It is therefore considered that the redevelopment of the site for residential purposes is acceptable in principle, subject to compliance with other relevant planning policies.

8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area

8.2.1 This application proposes outline permission with all matters reserved, including that of scale, height, massing and the arrangement of fenestration on the proposed buildings. However, indicative drawings have been submitted to put forward a potential arrangement for the dwellings on the site. This indicates that two terraces split into 5 and 4 dwellings could be accommodated within the site with the ability to provide off-street parking to the front. The indicative layout would allow for a 14m distance from the rear of the dwellings to neighbouring dwellings in Winchelsea Road to the rear. This is not an element that would be defined via the grant of outline permission and the layout would likely be changed in the event that reserved matters are considered, in order to provide the best possible relationship with neighbouring dwellings. That being said, it is considered that the 14m distance would allow for a suitable degree of privacy to be maintained between facing windows and that the site comprises

8.2.2 In terms of the potential for loss of light or outlook, it is considered that despite the height of dwellings not being defined within this application, that the site has capacity to provide 9 dwellings without a significant loss of amenity for neighbouring residents. The resulting buildings would be located a suitable distance so as not to appear overly dominant or overbearing, subject to the consideration of detailed designs at reserved matters stage.

8.2.3 In relation to the proposed residential use, it is considered that this would have significant perceived benefits in terms of a reduction in the potential for noise disturbance. Notwithstanding the level of disturbance that is currently experienced as a result of use by the existing occupiers, the site remains unfettered in terms of its potential for more polluting uses within the same use

class. Further to this, the residential use would remove the vehicular use of the rear portion of the site, the unfettered hours of use and the disturbance that currently allows. The proposed residential use would provide a much more compatible use in this sensitive location.

8.2.4 It is not considered that the development defined with the proposal description would have a significantly harmful impact upon the amenities of neighbouring residents and, as such, meets the requirement of saved policy HO20 of the Eastbourne Borough Plan as well as para. 127 f) of the Revised NPPF which requires that developments create a high standard of amenity for existing and future users.

8.3 Living conditions for future occupants

8.3.1 Whilst the internal layout of the proposed dwellings has not been presented at outline stage, it is considered that the proposal for 9 single family dwellings could adequately be accommodated on the site and provide suitable internal space to accord with the Nationally Described Space Standards (2015). It is also considered that the buildings could be configured to provide a good standard of accommodation for future residents of the development in terms of light and outlook.

8.3.2 The indicative layout also demonstrates that an adequate amount of outdoor amenity space could be provided for future residents to the rear of the site.

8.4 Design and impact on surrounding area

8.4.1 As this is an outline application, the indicative drawings do not provide any firm details regarding the height or architectural design of the proposed dwellings. However, the indicative designs do demonstrate that a two storey dwellings could be accommodated on the site. It is considered that this would accord with the prevailing character of neighbouring residential amenity. Notwithstanding that the indicative layout may be subject to change at reserved matters stage to ensure that high design quality is achieved, it demonstrates that there is sufficient space on the site for 9 dwellings to be sited so as to harmonise with the general pattern of development in the area. It is noted that the general character of the area comprises terraced and semi-detached dwellings in much the same arrangement and the indicative drawings.

8.4.2 It is therefore considered that, providing the detailed design is of a suitable quality, a development of the nature described in this application could be accommodated on the site without having an adverse impact upon the character and appearance of the surrounding area.

8.5 Impacts on highway network or access

8.5.1 The proposed development would be likely to result in an increase in daily vehicular trips than the existing use (predicted to be 45 daily trips compared to 14 daily trips associated with the existing use). However, this additional generation is not likely to have a significant impact upon the transport network, as confirmed by ESCC Highways Team in response to consultation. As such, it

is considered that vehicular activity is acceptable.

8.5.2 The indicative drawings suggest that a total of 9 spaces could be provided at the front of the proposed dwellings. Whilst this could be subject to change in terms of the amount of provision and its arrangement, it is considered to be acceptable in principle. Any layout considered at reserved matters stage would take into account ESCC parking standards and would limit the size of the resulting dwellings in terms of bedrooms. There would also be a consideration of the impact upon the street scene and the safety of multiple cross overs at the front of the site, along with more detailed considerations such as visibility splays.

8.5.3 It is also noted that parking provision would limit the amount of accommodation (in terms of building height and density of habitable rooms) as reserved matters regarding the layout of the buildings and off-street parking would need to meet ESCC standards in terms of provision. As such, this would limit the scale of the resulting development.

8.5.4 Taking into consideration the scale of demolition and construction, a Construction Management Plan will be required to ensure that both environmental pollution and construction related traffic are adequately controlled. This is provided by way of reserved matters and a dedicated condition of permission.

8.6 Surface water drainage and contamination

8.6.1 Taking account of the existing use, there is a potential for contaminants to have a harmful impact upon future occupants of any future residential development. Therefore, in the interest of protecting the health of future occupants and local water quality, two conditions are recommended; a pre-commencement condition requiring the submission of a site investigation and remediation scheme; and a pre-occupation condition requiring a verification report.

8.7 Flood risk

8.7.1 The site lies within designated Flood Zones 2 and 3. The applicant has submitted a Flood Risk Assessment (FRA), which has been considered by the Environment Agency. The Agency has confirmed it has no objection to the proposal, subject to the imposition of a condition to ensure that the recommendations of the FRA are carried out prior to first occupation of the proposed units.

8.8 Trees

8.8.1 There are existing trees located on at the rear of the site. As such, it is considered that a Tree Report should be submitted as part of the reserved matters for Landscaping, to ensure the retention of trees and their protection during construction works alongside other soft landscaping improvements, in the interest of amenity, biodiversity and nature conservation.

9 Human Rights Implications

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10 Recommendation

- 10.1 Grant outline planning permission subject to the following conditions and reserved matters;

10.2 Conditions:

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

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) a) Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. Layout
- ii. Scale
- iii. Appearance (including a full schedule of facing materials)
- iv. Access
- v. Landscaping
- vi. Construction Management
- vii. Drainage
- viii. Contamination

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

- 3) Notwithstanding what is shown elsewhere on the drawing, and the requirement for compliance with the above reserved matters condition, the development hereby permitted shall be carried out on the land specified in the Location Plan shown on drawing number: 79510/19/M/01 Rev A.

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

- 4) The submission of reserved matters for landscaping shall include details of secure covered cycle and refuse storage facilities in accordance with adopted policy requirements. The facilities shall be provided prior to first occupation of the development, hereby approved, and shall be maintained in accordance with the approved details for the lifetime of the development,

unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure suitable facilities are provided for future residents of the development.

- 5) The submission of reserved matters for appearance shall include plans, elevations and cross-section drawings and details or samples of the materials to be used in the construction of all external surfaces of the development hereby approved. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

- 6) In relation to the submission of reserved matters for drainage, no above ground works shall commence until a surface water drainage scheme and maintenance and management plan have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Surface water run off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Prior to submission, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the details.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats

- 7) Following completion of the works a statement by an accredited person, who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), confirming that the SuDS scheme approved under condition 6 has been fully implemented shall be submitted to and approved in writing by the Local Planning Authority.

Prior to submission, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the details.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.

- 8) In relation to the submission of reserved matters for construction management, no development shall take place, including any ground works

or works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The CMP shall provide details as appropriate but not be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and egress and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the times of any deliveries related to the development, which should avoid peak travel times;
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of any security hoarding;
- the provision and utilisation of wheel washing facilities or any other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- dust and/or any pollutants;
- measures to manage flood risk during construction; and
- details of public engagement both prior to and during construction works.

Prior to submission of the CMP, the applicant shall first make contact with ESCC Highways to ensure their agreement with the submitted details.

Reason: In the interests of highway safety and the amenities of the area.

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses, hereby permitted, shall be undertaken without the prior grant of planning permission by the Local Planning Authority.

Reason: The Local Planning Authority considers that further uncontrolled development could cause detriment to the amenities of the occupiers of nearby properties or to established trees at the site.

- 10) In relation to the submission of reserved matters for contamination, prior to commencement of the development, hereby approved, a detailed site investigation and remediation scheme to bring the site to a condition suitable for the intended use and to prevent unacceptable contamination and risks to human health, buildings and other property and the natural environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details as appropriate but not be restricted to the following:

- all previous uses for the site;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- all above and below ground works to be undertaken, including remediation;
- proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land following remediation.

Prior to submission, the applicant shall first make contact with The Environment Agency to ensure their agreement with the scheme.

Reason: To ensure that any contamination of the land is remediated to ensure future occupants of the development are protected from unacceptable levels of pollution, in line with paragraph 170 of the National Planning Policy Framework (NPPF).

- 11) Prior to first occupation of the development, hereby approved, a verification report demonstrating the completion of the remediation scheme approved pursuant to condition 10 and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met.

Prior to submission, the applicant shall first make contact with The Environment Agency to ensure their agreement with the report.

Reason: To ensure that any contamination of the land is remediated to protect future occupants of the development and local water sources from unacceptable levels of pollution.

- 12) The development, hereby approved, shall not be occupied until the on-site parking spaces have been marked out in accordance with reserved matters for layout. Thereafter, the parking spaces shall be retained in accordance with the approved plans and solely for the parking of vehicles for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure that the parking demands of the development are met without significant impacts upon the transport network.

- 13) In relation to the submission of reserved matters for Landscaping, prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be

submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the Root Protection Area (RPA) or that may impact on the retained trees.
- c) A full specification for the construction of parking areas and driveways, including details of the no-dig specification and including relevant sections through them.
- d) Specification for protective fencing to safeguard the protected Beech tree during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- e) Specification for scaffolding and ground protection within tree protection zones.
- f) Arboricultural supervision and inspection by a suitably qualified tree specialist
- g) Reporting of inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, pursuant to section 197 of the Town and Country Planning Act 1990

- 14) The development, hereby approved, shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: WTFR-FRA-2019/05/Q06, dated 31st May 2019) and the following mitigation measures it details:

- Finished floor levels shall be set at least 150mm above ground levels on the site;
- Flood resilience and resistance measures are incorporated as stated in Section 10.4 of the FRA;
- Owners/occupiers of the properties sign up to the Environment Agency's Flood Warning Service; and
- A suitable flood emergency/evacuation plan is implemented as detailed in Section 10.5 (to be approved by the Local Planning Authority emergency planners)

These mitigation measures shall be fully implemented prior to first occupation and shall be maintained in accordance with the approved FRA throughout the lifetime of the development.

Reason: In the interest of the safety of future occupants of the development.

Informatives:

- 1) The applicant is advised that, in relation to condition 8, ESCC Highways Team can be contacted via:

development.control.transport@eastsussex.gov.uk

- 2) The applicant is advised that, in relation to conditions 6 and 7, ESCC SuDS Team can be contacted via: Su.DS@eastsussex.gov.uk
- 3) The applicant is advised that, in relation to conditions 6 and 7, Southern Water Developer Services can be contacted on Tel: 0330 303 0119
- 4) The applicant is advised that, in relation to conditions 10 and 11, The Environment Agency can be contacted via planningSSD@environment-agency.gov.uk
- 5) The applicant is advised that where conditions require that prior contact is made with any of the above consultees, failure to do so may result either in invalidation of an application or increased timescales for determination.
- 6) In relation to condition 13, the following British Standards should be referred to:
 - a) BS: 3998:2010 Tree work – Recommendations
 - b) BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations
- 7) It is advised that in order comply with Environmental Health legislation, demolition, site clearance or building operations should only take place between the hours of 8:00a.m. and 6:00p.m. on Mondays to Fridays and 8:00a.m. and 1:00p.m. on Saturdays.

11 Appeal

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.