

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

29th July 2020

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT**

20/0326/FUL

St Marys Church Of England Primary School, The Green, Long Newton

Application for the construction of new Multi Use Games Area to include 2m high surrounding fencing.

Expiry Date 29 July 2020

SUMMARY

This application seeks planning permission for a Multi Use Games Area (MUGA) to be located within the grounds of this school. The MUGA is proposed to further extend the facilities of the school.

As part of the funding requirements for the MUGA, it is proposed that there will be an element of community use (via a booking system). It is however not intended that external users will use the facility for high level competitive team's sports. The supporting information also states that a member of staff will also be present for outside school hour activities, to ensure the nature of the activity does not cause unreasonable disturbance. A planning condition is also recommended to control the hours of use.

A total of 13 objections and 28 support comments have been received from neighbouring properties, properties within the borough and from within Darlington borough. The main concerns are in relation to the impact upon noise and highway safety.

Since the original submission, the MUGA has also been re-located, to address the Sports England objection on the basis of a loss of a playing pitch at the school. Sport England has also confirmed that the revised scheme is a suitable location and they have no objection to the proposals.

Taking into account the relevant planning policies and all comments received, it is considered that the revised scheme is acceptable and the application is recommended for approval subject to the conditions outlined below.

RECOMMENDATION

That planning application 20/0326/FUL be approved subject to the following conditions and informatives below;

Time period for commencement

- 01 *The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.*

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

02 The development hereby approved shall be in accordance with the following approved plan(s);

<i>Plan Reference Number</i>	<i>Date Received</i>
SBC0001	25 November 2019
SBC0002	18 November 2019
SBC0003	25 November 2019
SBC0005	25 November 2019
SBC0006	25 November 2019
SBC0007	25 November 2019
SBC0004	25 November 2019

Reason: To define the consent.

Hours of use

03 The approved MUGA shall only be used between the hours of 08:00 - 18:00 Monday - Friday, 09:00 – 13:00 on Saturday, and there shall be no use on Sundays or Bank Holidays.

Reason: In order to safeguard the amenities of residential properties.

Tree Protection

04 Notwithstanding the submitted details, no development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
2. NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and the scheme shall be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the existing trees on and immediately adjacent to the site (within 10m) that the Local Planning Authority consider provide important amenity value in the locality.

Community Use Agreement

05 Use of hereby approved Multi Use Games Area (MUGA) shall not begin until a community use agreement for the MUGA has been submitted to and been approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with NPPF para 97

Construction Details

- 06 Prior to the commencement of the development hereby approved a plan detailing the construction access route to the MUGA and any intended area for depositing spoil created by its construction shall be submitted to and be approved in writing by the Local Planning Authority. Prior to the commencement of use of the development, a scheme to repair any damaged areas of playing field identified in the approved plan with an appropriate timescale shall be submitted to and be approved by the Local Planning Authority. The agreed repairs shall be carried out within the timescales agreed and to the satisfaction of the Local Planning Authority.

Reason: To ensure that playing field is protected in accordance with para 97 of the NPPF

No Floodlighting

- 07 Notwithstanding the submitted details, no floodlights shall be installed.

Reason: In the interests of the amenity of neighbouring occupiers.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative: Community Use Agreements

Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications>

SITE AND SURROUNDINGS

1. This application site relates to the northern part of St Marys Church Of England Primary School, which is located off The Green, in Long Newton. Residential dwellings adjoin the site to the west and there are further residential dwellings beyond the adopted highways to the south and east. To the north is open land and then the A66.

PROPOSAL

2. This application seeks planning permission for the construction of new Multi Use Games Area (MUGA). This proposed MUGA would measure approximately 30 metres (excluding the goal post area) x 15 metres and would include a 2 metre high surrounding fence.
3. There is a proposed footpath leading from the MUGA, going eastward to connect to another perimeter footpath of the school.

CONSULTATIONS

4. The following Consultations were notified and any comments received are set out below:-

Highways Transport & Design Manager

Highways Comments

There are no highway objections to the proposed MUGA.

Landscape & Visual Comments

The revised location of the MUGA is very close to the northern boundary of the school field. This boundary is lined with attractive mature trees which define the school field, and provide some screening of the adjacent fields and the A66 to the north. Any damage to these trees is not desirable. However it is noted that due to the constraints of the site, and requirements of Sports England there is no other suitable location within the school grounds.

Therefore the Highways Transport and Design Manager raises no objections to the proposals, however all measures necessary should be taken to protect these trees during the construction period, including fencing, ground protection etc. The provision of this information should be controlled by condition to provide an arboricultural method statement including a tree protection plan to BS 5837 prior to commencement of any works on site.

These documents must be prepared by a qualified arborist, and should ensure damage to these trees is minimised, and that where possible all works are located outside the root protection area of these trees. The tree protection plan should also cover the access route onto the school field to be used by construction vehicles. Any necessary canopy works should also be included as part of this report.

The MUGA is located at sufficient distance from the nearest dwelling which is in accordance with current guidance.

Parish Council

Having reviewed the application amendment, the operational policy and the comments lodged, the Parish Council considers the mitigation offered by the applicant addresses the concerns of the residents. The Parish Council continues to support the application as stated in the original response.

Environmental Health Unit

I have assessed the revised site layout and submitted documents siting the change in location of the proposed MUGA pitch.

The revised location is in the middle of the existing grassed area and as far as reasonably practicable from residential premises and is approximately 38 meters (west) and 54 meters (east) of the nearest residential property. The distances recommended by Sport England (Design Guidance Note 2015) of 40 meters distance, to achieve recommended noise levels on external community noise.

The intended use is for school use as well as community use of the facility which will not include adult game activities. There shall be no floodlighting of the MUGA, thereby restricting its use during the Winter periods.

In order to minimise and mitigate the impact on the amenity of residents, I would recommend the following hours and conditions of use are restricted as follows;

Hours of Use.

The approved MUGA pitch for sports will be by school users only within the hours of Monday-Friday 08:00- 18:00, Saturday 9 -1 pm, and no use on a Sunday or Bank Holiday.

Floodlights

There shall be no use of floodlighting on the pitch without prior approval by the Local Authority.

Sport England

Following Sport England's objection and our subsequent correspondence, Sport England has had direct discussion and correspondence with the applicant. The latter discussions have resulted in the submission (direct to Sport England) of the following documents;

- Revised MUGA location plan drawing no. ST.MARY'S 120_A; and
- A statement setting out the potential use of the MUGA by local community groups

Sport England - Statutory Role and Policy

Sport England has considered the revisions to the application in light of the National Planning Policy Framework (NPPF) (in particular Para. 97), and against its own playing fields policy, which states: 'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- o all or any part of a playing field, or
- o land which has been used as a playing field and remains undeveloped, or
- o land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Assessment against Sport England Policy/NPPF

The additional information submitted by the applicant has allowed Sport England to review the proposal further against playing field policy exception 5. Whilst it is not clear that the revised MUGA location completely removes conflict with the usual playing pitch location, it is nonetheless more peripheral and thus should allow greater potential use of the remaining playing field area. The potential community use of the proposed MUGA is welcomed and offers a sporting resource which is not currently available in the village. On balance therefore Sport England is now content that the proposal is capable of meeting playing field policy exception 5 subject to the imposition of conditions requiring the submission of community use agreement (to ensure the community sport benefits are realised) and details on the protection of the playing field during the MUGA's construction and its restoration afterwards.

Conclusion

Given the above assessment, Sport England wishes to withdraw its objection to this application as it is considered to meet exception 5 of its Playing Fields Policy. The absence of an objection is subject to conditions being attached to the decision notice, should the local planning authority be minded to approve the application. Sport England would wish to raise an objection to this application should these conditions not be attached.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Flood Risk; National Grid; SBC Sports Development Manager; Councillor Andrew Stephenson

No comments have been received.

PUBLICITY

5. Neighbours were notified and a total of 13 objection and 28 support letters have been received from the following addresses in relation to the original consultation and consultation in relation to the revised scheme, with the main points summarised below.
6. Full comments can be viewed online at the following web address:
<https://www.developmentmanagement.stockton.gov.uk/online-applications/>
7. The main objections related to the following;
 - The MUGA would not be in keeping to the local area
 - Loss of a playing field

- Increased activity levels to the detriment of residential amenity, especially with regards to noise levels. The Weekends, Bank Holidays and School Holidays, provide some respite for local residents from school activities.
- Concerns that the MUGA would not be exclusive to the school
- The MUGA is too close to residential dwellings
- Concerns over supervision and operations of the MUGA
- Concerns with hours of operation, especially with regards to weekend operations.
- De-Valuation of House Prices
- No requirement to install the MUGA as there are existing sporting facilities within the school grounds and within the area. There is also access to the Village Green for activities
- The impact upon increased traffic and parking nuisances will be made worse. A gate from the school leads onto Rectory Lane and so parking may be made worse on this street too.
- Those using the MUGA will likely live outside of the village, and so there would be an increase in cars to the surrounding streets.
- Concerns over increased anti-social behaviour and crime
- Neighbour consultation was not wide enough and those in support of the application do not live nearby the school

Objection letters were received from the following:-

1. David Buller, 5 The Stray
2. Nige Dennison, 3 The Stray
3. Mr Howard and Mrs Frances Hawkrigg, 9 The Green
4. L Lewis, 2 The Green
5. Mr Roger Stevenson, 3 The Green
6. Harold Reay, 2 The Stray
7. Gerald Ford, 6 The Green
8. Gillian Gardner, 10 The Green
9. Christine and Craig Rose, Greenside, Rectory Lane
10. Mr and Mrs Thompson, 8 Rectory Lane
11. Phillip and Elizabeth Draffan, 1 Rectory Lane
12. Brian and Sally Gregory, 9 Rectory Lane
13. Emma Gatenby, 7 Vane Court, Long Newton

8. The main support comments related to the following;

- It will benefit the mental and physical health of students and children/ adults of the local community. This would be a valuable asset to the local community.
- The MUGA would be available to all, allowing those with disabilities to carry out sporting activities.
- The MUGA would allow for sporting activities during inclement weather, which is of benefit to their health and wellbeing
- No similar facilities are in the surrounding area. As such, the introduction of the MUGA would help reduce any anti-social behaviour. It would also result in the reduction of car travel to wider areas for those seeking sporting activities, which would help reduce pollution.
- The location of the MUGA does not result in the loss of the playing field.
- No highway objections have been raised
- The MUGA is located away from surrounding residential properties
- The MUGA would be properly operated
- The MUGA should not be located elsewhere and should be utilised within the school grounds

- The current playing field ground has uneven holes and is prone to flooding, making it difficult to use for sporting activities.
- The MUGA will encourage exercise activities, therefore helping to reduce obesity

Support letters were received from the following:-

1. Carrie Artley, 24 The Front, Middleton One Row
2. Hannah Davison, 19A The Front, Middleton One Row
3. Antony and Lisa Todd, 17 Woodland Way, Long Newton
4. Clare Strike, 3 Hill Rise, Middleton One Row
5. Danielle Whiteley, 20 The Front, Middleton One Row
6. Amy Harvey, 8 Yeadon Walk, Middleton St George
7. Ruth Charlton, 12 The Yew Walk, Long Newton
8. Northfield School & Sports College, Thames Road, Billingham
9. Kelly Dennis, 25 Woodland Way, Long Newton
10. Richard Martin, 29 White House Croft, Long Newton
11. Sarah Martin, 4 The Stray
12. Jennifer Hudson, 19 The Front, Middleton One Row
13. Mel Sanderson, 76 Oxbridge Lane, Stockton
14. Vicki Archer, 14 Castlereagh Close, Long Newton
15. Dawn Hunter, 2 Juniper Grove, Elton
16. Mrs Lynda Wilson, 17 Wykeham Avenue, Guisborough
17. Rachel Holgate, 41 Goosepool Way, Middleton St George
18. Graham Legget, 31 White House Croft, Long Newton
19. Lydia Armstrong, 13 Grass Croft, Long Newton
20. Megan & Jamie Thomson, Coatham Lodge, Elton
21. Susan Kelly, 5A Hartburn Village
22. Nina Harding, Holy View, Darlington Road, Long Newton
23. Jayde Greer, 41 Mulberry Wynd, Stockton
24. Hoissein Habibi, 30 Cheltenham Court, Middleton St George
25. Joseph Bamford, Old Police House, Darlington Road, Long Newton
26. Laura Mellor, 6 Grass Croft, long Newton
27. Michaela Pitcairn, 15 Grass Croft, Long Newton
28. Dr Karen Rehman, Rowan House, Middleton Road

PLANNING POLICY

9. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
10. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

11. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

12. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Local Planning Policy

13. The following planning policies are considered to be relevant to the consideration of this application.

14. Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

15. Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
- b. Landscape character of the area, including the contribution made by existing trees and landscaping;
- c. Need to protect and enhance ecological and green infrastructure networks and assets;
- d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
- e. Privacy and amenity of all existing and future occupants of land and buildings;
- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
- g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
- h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

16. Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to

incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

17. Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:

a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;

4. To ensure needs for community infrastructure are met, the Council will:

a. Support opportunities to widen the cultural, sport, recreation and leisure offer;

b. Support proposals of education, training and health care providers to meet the needs of communities;

c. Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;

6. Development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:

a. An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or

b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or

c. The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

MATERIAL PLANNING CONSIDERATIONS

18. The main planning considerations of this application, are the principle of development, the impacts upon character, amenity, and any implications for highway safety.

Principle of Development

19. The proposed works would be sited within the school to enhance their facilities. Local policy SD1 looks to support sustainable development that would improve the economic, social and environmental conditions in the area. In this case, the development is considered to serve the mental and physical wellbeing of the students of the school and local community. It has been confirmed with the applicant that the proposed MUGA would need to serve both the school and local residents to ensure that funding can be secured for the school.

20. Local policy TI2 states that to ensure the needs for community infrastructure are met, the council will support opportunities to widen the cultural, sport, recreation and leisure offer. It goes on to say that proposals of education and multi-purpose use of facilities to provide a range of services and facilities in one accessible location would be supported. The proposed MUGA is considered to provide a facility that would be of benefit to both the school and its activities as well as the wider community through the community use of the facility. Therefore, the development is considered to be in accordance with this local policy.

21. Local policy TI2 also states that development on existing sports and recreational land will be resisted. However, the scheme in its revised location has been assessed by Sport England who have considered (subject to conditions) that the proposed scheme would be acceptable. While they note that part of the existing playing pitch may be built upon, they state that the

location of the MUGA is more 'peripheral' and would therefore allow a greater potential use of the remaining playing field in comparison to the original location.

22. Sport England also 'welcome' the potential community use of the MUGA because it would offer a sporting resource that is not currently available within the village. Although there are neighbour comments to say that there are facilities in the area, including the use of the Village Green, the MUGA is considered to be an alternative type of facility.
23. With regards to need for the MUGA, this is a matter for the applicant and not a relevant planning consideration.

Character

24. While the concerns about the development being out of character are noted, it is considered that the proposed MUGA would be read in context with the school site. Nevertheless, given the MUGA's location there are limited views to the proposals and the development is not considered to be an incongruous feature within the surrounding area.
25. With respect to the landscaping comments, the proposed MUGA would be located approximately 4m and 3m from the northern boundary line. The trees provide screening from the A66 across the neighbouring fields towards the school and overall they are not considered to be of a significant quality to justify a TPO. As the trees are not formally protected, a condition to protect them during construction is considered to be reasonable to ensure a degree of protection from the development.

Amenity

26. Neighbour concerns relate to the intensification of the site, with particular impact upon noise levels for the surrounding residential dwellings. Whilst these comments are noted the primary use of the site, as a school will remain and activities such as P.E. lessons, school clubs and general playtimes already occur.
27. Nevertheless, the MUGA has been re-located and would now achieve approximately 54m to the residential boundaries of the properties to the west. From the eastern side of the MUGA to the nearest residential curtilage to the east, this distance would be approximately 38m. Whilst this is marginally below Sport England guidance (requiring 40m separation) the degree of impact is considered to be limited. Additionally the hours of use of the MUGA have also been conditioned and would prevent use of the facility on Sunday's or Bank Holiday's.
28. With respect to the external users, it has been confirmed with the applicant, that it is not their intention to allow competitive teams sports by adults. Nonetheless, the condition recommended would restrict the use of the MUGA beyond 6pm Monday to Friday and 1pm on Saturdays. The school have also confirmed that the bookings and activities will be supervised and monitored, for the benefit of neighbouring residents. However, on balance and subject to the attached conditions, the development is not considered to create any significant harm to residential amenity, so as to warrant a reason for refusal.

Highway Safety

29. It is noted within the applicants supporting information that the school would use this MUGA and so during school hours it is not considered that there would be an increase in car traffic.
30. While the MUGA would be allowed to be used by external individuals, the supporting information states that a booking system will be used for activities outside school hours. This is to help manage the parking for such activities. The scheme has been assessed by the Highways, Transport and Design team and there are no objections to the proposals.

31. Whilst, objection comments with regards to parking and the submitted information are noted, the scheme has been considered in full by the Highways, Transport and Design team and it has not been deemed necessary to request the application be withdrawn and re-submitted.

Residual Matters

Neighbour Consultation

32. The residential properties directly affected have been notified of the application which includes those to the east, south and west which are adjoining and adjacent the school site. This is considered to be appropriate and wider consultation was not deemed necessary.

Devaluation of Property Sale Prices

33. In relation to those concerns about property sale prices, this is not a material planning consideration and therefore has not been considered as part of the determination of the application.

Anti-Social Behaviour/ Litter

34. There is no evidence to suggest that anti-social behaviour and littering will occur as a result of the MUGA. As already noted above, a booking system would be utilised which means the general public cannot access this facility without prior agreement with the school. The activities would also be monitored by the school and provide appropriate management so that anti-social behaviour should be unlikely occur during these activities.
35. It is not considered that excessive amounts of litter would be created given the use of the MUGA and that it would predominately be used during school time. Nevertheless, this situation can be managed by the school.

Ancillary Rooms to MUGA

36. A comment was made about where changing rooms, showers and lockers would be. It is expected that the existing facilities within the school can be used. No development has been shown with respect to adding any of these additional features and the decision needs to be made on the basis of the submission.

CONCLUSION

37. In view of the above considerations, the proposal is considered to be an appropriate use within the school site and is one which will not adversely affect the character of the surrounding area. Controls are recommended to ensure that the use of the facility does not adversely affect surrounding residents.
38. The development is considered acceptable in all other regards and it is recommended that the application be Approved with Conditions for the reason(s) specified above.

Director of Economic Growth and Development

Contact Officer Christina Poles Telephone No 01642 526063

WARD AND WARD COUNCILLORS

Ward	Western Parishes
Ward Councillor	Councillor Andrew Stephenson

IMPLICATIONS

Financial Implications:

Not applicable.

Environmental Implications:

This has been addressed within this report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers

Local Plan – Publication January 2019