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Case Number	20/03479/FUL (Formerly PP-08909137)
Application Type	Full Planning Application
Proposal	Change of use with associated external alterations from student accommodation (sui generis) to an overflow Initial Accommodation hostel for those seeking asylum (sui generis)
Location	Regency House 75 - 77 St Mary's Road Sheffield S2 4AN
Date Received	06/10/2020
Team	City Centre and East
Applicant/Agent	Gerald Eve LLP
Recommendation	Grant Conditionally

## **Time limit for Commencement of Development**

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

## **Approved/Refused Plan(s)**

2. The development shall be carried out in accordance with the following approved plans published 06.10.2020:

Site Location Plan - 1503\_311  
Proposed Block Plan - 1503\_317  
Proposed Ground and First Floor Plan - 1503\_318  
Proposed Second and Third Floor Plan - 1503\_319  
Proposed Fourth and Roof Plan - 1503\_320  
Proposed Elevations and Sections - 1503\_321

Reason: In order to define the permission

**Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)**

3. No above ground works shall commence until the safety improvements listed below have either:

- a) been carried out; or

- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the building is brought into use and the building shall not be brought into use until the highway improvements listed below have been carried out.

Safety Improvements:

Safety bollards/barriers to protect the St Mary's Road and Mary Street pedestrian entrances from vehicle incursion.

Reason: In the interests of the public safety of future occupiers of the site and neighbouring buildings.

4. Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and the amenities of the locality.

**Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)**

5. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupiers of the site.

6. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:

- a. Be based on the findings of approved noise survey (ref: 0726/ISS, revision: 1, dated: 10/09/20, prepared by: Lighthouse Acoustics).

- b. Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);

Other Habitable Rooms: LAeq (16 hour) - 40dB (0700 to 2300 hours);

Bedrooms: LAFmax - 45dB (2300 to 0700 hours).

- c. Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound insulation works is installed full details thereof

shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the health and safety of future occupiers and users of the site it is essential for these works to have been carried out before the use commences.

7. Before the use of the development is commenced, Validation Testing of the sound insulation and/or attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
- a) Be carried out in accordance with an approved method statement.
  - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and/or attenuation works thus far approved, a further scheme of works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

Reason: In order to protect the health and safety of future occupiers and users of the site it is essential for these works to have been carried out before the use commences.

8. The reinstatement works to the Mary Street elevation to facilitate the provision of the new windows and door shall match existing.

Reason: In the interests of the visual amenities of the locality

### **Other Compliance Conditions**

9. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality it is essential for these works to have been carried out before the use commences.

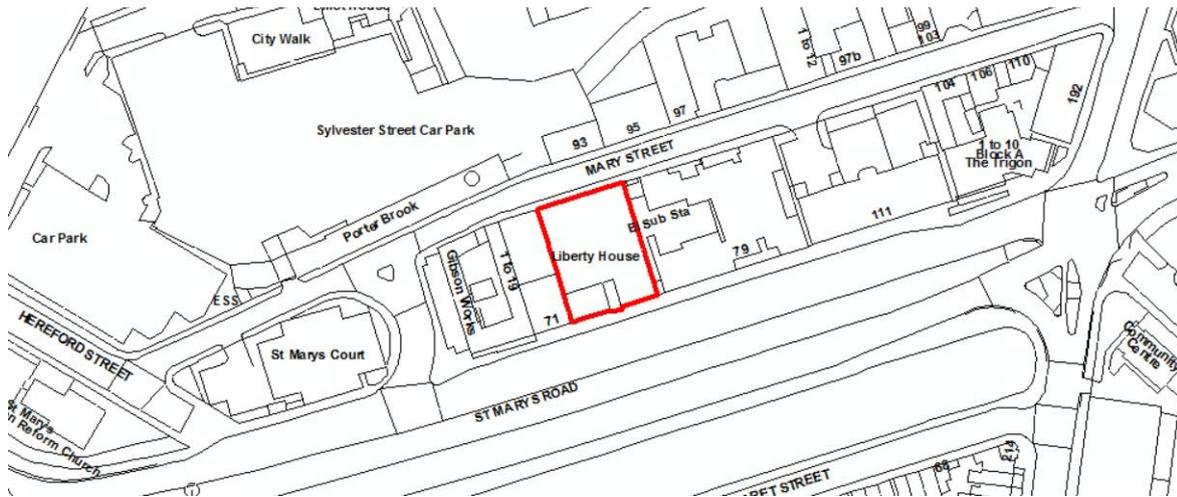
10. The facility shall be operated in accordance with the Regency House Management and Operations Plan produced by Mears and published 06.10.2020.

Reason: In the interests of ensuring the safe operation of the facility

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
3. The applicant is advised that the Police have recommended that in the interests of the safety of residents the building should benefit from 24/7 on site security using SIA accredited staff and should not have any signage identifying it as an asylum facility.

## Site Location



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## LOCATION AND PROPOSAL

The application site occupies a plot with frontages to St Mary's Road and Mary Street. It is located between the Jet Centro apartment scheme to the east and a vacant building to the west. To the south the building faces on to the busy inner ring road. To the north, Mary Street is much quieter with a 3 storey building used for low key storage opposite the site; the Porter Brook; and a large residential scheme under construction comprising of 300+ apartments, commercial space and buildings between 5 and 14 storeys high. The surroundings are residential and commercial in character.

The site lies at the southern edge of the Cultural Industry Quarter (CIQ) Conservation area. There are listed buildings to the west of the site (Gibson Works) and to the north (Elliot House). The site falls within flood zone 2.

Buildings cover 100% of the plot and were last used as student accommodation. Facing St Mary's Road, the building is two storeys high, faced in brick and stone with regular large timber and timber sash frame windows and probably built for a metal trades business. To the rear, the buildings are between 4 and 5 storeys high and rendered with modern window insertions.

The application is seeking permission to change the use of the building from student accommodation (*sui generis*) to an overflow initial accommodation hostel for those seeking asylum (*sui generis*). The applicant has a contract with the Home Office to provide asylum services. The site will provide overspill facilities for 4/6 week stays for asylum seekers when the existing facility in Wakefield is at capacity and whilst their applications are being considered. The Wakefield site is regularly over capacity and there are health and safety, security and well-being benefits of providing an overspill facility rather than placing asylum seekers in HMO properties.

The facility will accommodate up to 105 residents including families, although numbers are likely to be less in the winter when there are fewer families and because residents will only be transferred when capacity is exceeded at Wakefield. The split is 20% family rooms and 80% individual rooms but in terms of numbers of people it will be nearer a 50/50 split between families and individuals. Communal rooms, courtyard space, a teaching room, meeting rooms, offices and laundry facilities will be provided.

The site will be staffed 24 hours a day and there will be a resident welfare manager and a migrant help office with drop-in sessions for residents. There will be permanent staff and transitory professionals and volunteers etc who will visit from time to time. It is not expected that the development will impact significantly on social services - children will not register with schools and vulnerable migrants will not be housed at the Sheffield site. There will be a relationship with a local medical practice. Residents are not allowed to work and will receive a daily subsistence payment. Residents will have to sign in and out; there will be CCTV coverage of the communal areas and antisocial behaviour could impact on the claimant's asylum application. Residents will not have access to vehicles and they will be transported to the site during working hours in small groups.

External alterations comprise of a sliding door entrance and three new windows on the ground floor of the Mary Street frontage. Three new windows facing on to the Jet Centro courtyard at ground floor are also proposed together with a new sliding door entrance to the St Mary's Road frontage. The single storey flat and pitched roof over the covered courtyard is to be removed to create a small open courtyard and a terrace area at first floor level.

Internally the format of the existing student rooms is largely maintained on the upper floors. The main changes are at ground floor level where 4 accessible rooms are created together with 3 sitting rooms; health room; laundry; stores; offices etc.

## **RELEVANT PLANNING HISTORY**

95/0135P – Alterations and extensions to building for use as part student living accommodation and part of ground floor for business (class B1)/ Shop (class A1) purposes. (Granted Conditionally 1.5.1995)

## **SUMMARY OF REPRESENTATIONS**

The applicant has submitted a Statement of Community Involvement in support of the application. The following groups were consulted

- Local residents
- Local businesses
- Sheffield City Council elected members
- Sheffield City Council officers
- City Ward Members
- City of Sanctuary
- Voluntary Sector Members
- Statutory Stakeholders

Emailed letters were sent to stakeholders and a notice sent to 642 local residences and businesses to the north side of the Inner Ring Road. Video briefings were undertaken with the Director of Housing, officers, elected members and the voluntary sector. A consultation web site was set up and an online survey.

The feedback consisted of questions/concerns raised about room sizes and the number of families and children who could be accommodated. Clarification was sought on what facilities would be available and how health and wellbeing, social distancing and circulation space would be catered for. Four residents commented; of which 2 supported the plans; one was against; and one undecided. The feedback included concern about noise impact when working on shifts and that a resident had got used to no longer being overlooked by the previous occupants. It was also stated that it would be useful to have feedback from residents who live near to similar facilities. A comment was made that the proposal may affect their ability to sell a property. There was also support for asylum accommodation.

South Yorkshire Police have considered local crime data and had a meeting with the facility operator as well as making enquiries with the local police regarding the operation of the primary facility in Wakefield. They have confirmed they have no

substantive objections to the application on the grounds of crime and disorder. They have however recommended conditions that there should be 24/7 Security Industry Authority approved security staff; no signage identifying the building as an asylum facility and bollards/barriers to prevent hostile vehicle incursion.

Sheffield Green Party have objected to the application on the following grounds which are largely unrelated to planning considerations.

- They oppose the current asylum systems “Compliant Environment” outsourcing asylum housing to for profit companies and the inadequate support of service users.
- The rooms are too small and not suitable for prolonged periods of stay especially for families and young children.
- Shared bathrooms will mean that public health threats will be exacerbated and place service users at unnecessary risk.
- The green space nearby is very small and inadequate.
- They are concerned that curfews may be put in place and bricking up entrances is akin to detention and imprisonment.

## **PLANNING ASSESSMENT**

### Policy Issues

The application site lies within a Fringe Industry and Business Area in the Unitary Development Plan. Preferred uses are business, industry and warehousing. Hostel uses are acceptable provided they would not lead to a concentration of uses which would prejudice the dominance of industry and business in the area or cause the loss of important industrial sites (Policies IB6 and IB9).

Core Strategy Policy CS27, which is more up to date, identifies certain areas of the City Centre for expansion of City Living. These areas include the part of the Cultural Industries Quarter which the site lies within.

Policy CS17 says that the distinctive and fundamental roles of different ‘quarters’ of the City Centre will be consolidated and strengthened. For the Cultural Industries Quarter it says it will be an area with a wide mix of uses and established as the main location for the city's creative and digital industries, as one of the key growth clusters for the economy of the City Region.

Policy CS41 seeks to promote mixed communities by limiting new or conversions to hostels, purpose-built student accommodation and houses in multiple occupation where the community is already imbalanced by a concentration of such uses or where the development would create imbalance.

Policy CS40 relates to affordable housing. Policy GAH1 in the Community Infrastructure Levy and Planning Obligations Supplementary Planning Document says a contribution will be sought on new housing developments. Housing developments are defined as including all types of housing, including independent homes for older people and purpose-built student accommodation. It does not include institutional housing which would be wholly or partly affordable, such as care

homes. It covers both new build and conversions. Whilst asylum hostels are not specifically referenced under this policy, they are a form of institutional housing and are likely to provide accommodation for people who have no means of supporting themselves and therefore are affordable. Given this it is considered that the affordable housing policy does not apply to this type of accommodation.

The authorised use of the building is as student accommodation. Hostel accommodation is acceptable in principle and the proposal will not change the balance of shared housing and non-industrial uses. Given this and that Core Strategy policies support City Living the use is considered to be acceptable in principle. The site is well located for residents to be able to walk to services and shops which is essential for the proposed use. This is consistent with the National Planning Policy Framework (NPPF) paragraph 59 which recognises the need to address the needs of groups with specific housing requirements and paragraph 92(e) which requires an integrated approach to considering the location of housing, economic uses and community facilities and services.

#### Amenity Issues and security

Prior to moving to the Sheffield site users will have an induction and health screening and have access to welfare support in the principal facility at Wakefield. The hostel is for temporary accommodation of 4/6 weeks (average stay expected to be significantly less than 4 weeks) prior to users being dispersed into local authority areas. It is likely to serve the more independent users requiring less welfare support and those with no health vulnerabilities or complex needs. There will be a local agreement for medical treatment services which is being discussed with NHS England. Induction will include safety procedures, house rules, acceptable behaviours, security advice, information on the local area and activities available.

It will be staffed 24 hours every day and will include a hotel manager, 2 welfare workers, 4 security staff, 4 housekeeping staff and 2 maintenance staff.

Each room will have its own cooking facilities and there will be laundry facilities on site. There will be access to drop-in sessions at set times by migrant help who provide free independent advice, guidance and information on the asylum process, accommodation, financial support, finding legal representation and any other asylum related matters. The welfare managers will dedicate 20 hours per week to organising and facilitating a varied programme of activities focusing on the different Service User types. This could be basic English as a Second Language (ESOL) / conversation sessions, play sessions for children, craft activities, Life in the UK sessions etc. They will also be working with local voluntary and community sector organisations to support and expand these activities where appropriate. There will be a children's play area and the applicant considers that the shared living model helps to provide companionship and to combat loneliness. A typical programme of activities has been submitted in support of the application.

The applicant has measures in place for keeping the site clean and undertaking repairs. The security team will always have 2 members of staff on duty, 24/7, 365 days a year. Additional security is provided by CCTV cameras. Users will have to sign in and out with access to the building via intercom - users will have to return to

the building by 10pm and are not allowed to stay out overnight. Users will be required to refrain from any activity that might cause nuisance to local residents. There will be a zero-tolerance policy on alcohol. If a service user does not comply with the rules of the site, they will be issued with a warning letter and the Home Office will be informed. Any continued anti-social behaviour could put a Service User's Home Office support at risk. The Police will be invited to visit the site regularly and any criminal activity will be reported immediately to the Police and the Home Office will be informed. A member of staff will be available outside normal hours to meet with and discuss any concerns raised by local residents. The applicant considers the impact on local social services should be minimal as the most vulnerable users will not be allocated to this site.

The applicant has pointed out that there are supermarkets and public spaces close to the site. Users will be health screened and not allocated to this site if they have a specific health need.

The applicant has advised that the accommodation will comply with Home Office specifications and rooms will adhere to HMO space standards.

A highly accessible location where there are lots of facilities and services within walking distance of the site is considered to be good location for a facility such as this.

The applicant has put forward a comprehensive set of measures to minimise the risk of the proposal causing disturbance to residential neighbours. Given this and the fact that the authorised use is for student accommodation, which would involve a similar level of occupancy and activity, it is considered that there is no basis for resisting this application on the grounds of its potential amenity impact on neighbours.

Three new windows are proposed to two accessible rooms and the female sitting room on the ground floor which will overlook the courtyard to the Jet Centro residential apartments. Normally it would not be acceptable for residential schemes to acquire their amenity from adjoining land. However, in this instance there are already numerous upper floor windows which overlook the same space so the additional windows will not prejudice the development of this land any more than the existing windows do. Directly facing windows in the apartment scheme are some 20 metres away and the courtyard is already overlooked by numerous windows in both schemes. Given this, it is considered that the amenity impact of these additional window does not justify opposing the application.

It is considered that the levels of amenity for occupiers of the facility are adequate. In terms of on-site outdoor space, a small courtyard is proposed and a larger terrace area. Whilst this is not ideal for families, given the expected short length of stays it is not considered to be unacceptable. There is a play area and hard-court pitch on Duchess Road close to the site. South Street Park and the fitness facilities and open space adjoining the U Mix centre are not too far away. There are also other open space areas within the City Centre such as Devonshire Green and the Peace Gardens.

Concerns have been raised that the rooms are too small especially for families. The applicant has advised that all rooms for individuals will be single occupancy which is no different from when previously occupied by students. They have also advised that rooms will adhere to the HMO standards and Home Office specifications. There are to be 21 family rooms for 2 or 3 people which would mean up to 53 people could be accommodated from family groups. The family rooms are single room layouts and not very large - similar in size to a student room in many cases which is far from ideal. However, this is specialist short term accommodation, where occupiers are likely to have few possessions and in this case the space standards are considered to be a matter for the Home Office rather than the local planning authority. There are separate communal family, female and mixed rooms which will provide some separate internal space for families outside of their private rooms. The applicant is also proposing to provide a programme of activities to help residents.

Concerns have been raised about public health and security issues associated with shared bathrooms. Given housekeeping staff will maintain communal facilities and there will be security staff on site there are safeguards in place to address these concerns. There is also no reason to assume that asylum seekers should be more prone to these issues than the population in general and such concerns are not material to the planning consideration of this case.

Objections have been raised about the asylum system and the restrictions on resident's liberty. However, these are not planning issues as they are not related to the control and use of land.

Whilst the amenity standards for families would not be suitable for long term accommodation this is short term accommodation. In addition, this is largely a matter for the Home Office who are responsible for the health and wellbeing of asylum seekers in their care.

It is therefore concluded that there are no amenity issues that would justify refusal of this application and that the measures identified are in accordance with the requirements of NPPF paragraph 91 to achieve healthy, inclusive and safe places.

#### Access Issues

UDP Policy IB9 expects developments to be adequately served by transport facilities and provide safe access to the highway network. The NPPF is more up to date in that Paragraph 108 states that appropriate opportunities to promote sustainable transport modes must be taken up. The application site is located in a highly accessible location with many facilities including public transport located within easy walking distance of the site. The transport assessment sets out the site's accessibility by different modes. It is mainly likely to be accessed on foot and the site is well served by good quality footpaths. It is concluded that this is a good location for a facility which will be occupied by users without access to their own transport.

The occupiers will not have their own transport and there is no requirement for parking on this highly accessible site.

The majority of users will be dropped off on Mary Street. Disabled drop off will take place from the layby on St Mary's Road where there is a dropped kerb in front of the entrance and because it is not practical to adapt the Mary Street entrance. The existing raised threshold and ramp will be removed and a 1 in 14 ramp created to a new set back sliding door. The existing timber cart entrance doors will be held open permanently with handrails fitted. A new platform lift is to be installed in the existing lift shaft. An accessible toilet will be provided adjacent to reception. Accessible rooms are located at ground floor level and these rooms will have their own en-suite toilets. The number of accessible rooms meets guidance, given that users with more complex needs will not be housed at this facility. An access strategy has been prepared by professional access consultants and the Council's access officer is satisfied with the details submitted.

It is therefore considered that the proposals are in accordance with the local development plan and NPPF in relation to transport and access issues.

### Flood Risk

In line with Chapter 14 of the NPPF, the flood risk implications of the proposed change of use must be considered. The application site lies within flood zone 2. Porter Brook is located to the north of Mary Street part in open channel and part in culvert and the River Sheaf lies 300 metres to the east of the site. The 1 in 100 year flood level is 62.39m AOD. The back of pavement levels on Mary Street vary between 63.05m and 63.45m AOD, whilst back of pavement levels on St Mary's Road vary between 64.55m and 64.97m AOD. The ground floor levels within Regency House vary between 63.85m and 65.13m AOD. As the 1 in 1000 year flood level is 63.01m AOD, the ground floor levels are above the 1 in 1000 year flood level. The floods in 1973, 1991 and 2007 did not affect either St Mary's Road or Mary Street.

The site is considered to be at low risk from the other potential sources of flooding.

The proposed use is classed as a 'more vulnerable' use which is listed as appropriate in flood zone 2 and the exception test does not apply in such cases.

The sequential test does not apply to changes of use of the type proposed.

The Flood Risk Assessment recommends that the Building Management sign up to the EA rapid response flood warning service and this is addressed in the proposed conditions in this case.

The proposed flood risk assessment is considered to be acceptable and there are no significant flood risk concerns associated with this proposal. The proposal is therefore in accordance with the requirements of the NPPF in respect of flood risk.

### Noise

UDP Policy IB9 states that developments should not cause residents (including in hostels) to suffer from unacceptable living conditions. This is in line with the requirements of paragraph 180 of the NPPF and as such can be given significant

weight. A noise assessment has been submitted in support of the application. Background noise levels were measured in rooms on the St Mary's Road and Mary Street frontages. The noise readings on the St Mary's Road frontage exceeded the internal noise limits recommended by the Council's Environmental Protection Service. The applicant is proposing secondary glazing which should be a minimum 6mm thick with a minimum 100mm cavity. Mechanical ventilation is proposed for meeting the ventilation requirements.

The Environmental Health Officer is satisfied with the noise assessment and has recommended noise insulation and validation conditions are attached to a consent. It is therefore concluded that the development is in accordance with the local development plan and NPPF in respect of noise.

#### Design and impact on heritage assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

UDP Policy BE 16 'Development in Conservation Areas' says that permission will only be given for development within conservation areas which would preserve or enhance the character or appearance of the Conservation Area. It says that these principles will also be material considerations in considering proposals which would affect the setting of a Conservation Area or significant views into, or out of, the Area. It also states that redevelopment of sites which detract from a Conservation Area will be encouraged where it would enhance the character or appearance of the Area.

Policy CS 74 of the Core Strategy states High-quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods, including the distinctive heritage of the city, particularly the buildings and settlement forms associated with the metal trades (including workshops, mills and board schools) and the City Centre.

Paragraph 192 of the NPPF goes further and says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Although there are some listed buildings reasonably close to the site given the very limited external alterations required, the proposal will not affect their setting.

The alternations to the façade of the building are minor. The more pleasing façade to St Mary's Road is to be maintained as existing; the timber entrance doors are to be pinned back and new glazed sliding doors set back within the building to accommodate a ramped entrance. The Mary Street elevation is of limited

architectural merit and the changes involve replacing blocked up and recessed openings with matching windows and creating a new entrance. The design of the alterations is considered to be acceptable and they will marginally improve the appearance of the building by providing a better grouping of openings. The changes will also result in more activity along the street which will provide more natural surveillance of this quiet street. The painting of the existing untreated render will spruce up the elevation. It is considered the proposed changes will marginally enhance the character of the conservation area. The proposals are therefore considered to be consistent with the Planning Act; the local Development Plan and the NPPF design and heritage policies.

#### Community Infrastructure Levy

The development is CIL liable if it is development over 100 square metres but it would come under 'All Other uses' on the Council's Charging Schedule and is therefore a zero rate.

### **RESPONSE TO REPRESENTATIONS**

The Police have recommended conditions as described above. It is understood the applicant has agreed to SIA accredited security staff. However, this and the signage recommendation are outside of effective planning control and therefore they are covered as an advisory note rather than a condition. A condition is attached requiring security bollard/barriers to be provided adjacent to the entrances.

### **SUMMARY AND RECOMMENDATION**

The proposed change of use is consistent with the development plan land use policies which allow for hostel uses in this location. The hostel will have similar characteristics to the authorised student accommodation use and the management arrangements should ensure that it will not create significant amenity issues for local residents.

There are concerns about the amenity provided for family groups by single room accommodation and shared facilities, although the internal noise climate will be acceptable. This is short term accommodation and the Home Office and HMO standards will be met. Given that the residents are in the care of the Home Office it is considered that this is matter for them rather than the local planning authority. The site is well located in terms of access to the facilities that residents are likely to require on foot. There are no significant access concerns and the relatively minor external changes will marginally enhance the appearance of the site and the character of the conservation area.

In summary it is concluded that the scheme is in compliance with the local development plan when taken as a whole and is in line with the guidance contained in the National Planning Policy Framework. It is therefore recommended that planning permission be granted subject to the listed conditions.