

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel (East) 23 June 2015  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> Bitterne Park Primary School, Manor Farm Road			
<b>proposed development:</b> Demolition of part of existing school boundary wall, enclosure of existing playing field with new gates and fence (height 2.1m), stopping up of the existing footpath and diversion to new route around perimeter of the fence.			
<b>Application number</b>	15/00273/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Andrew Gregory	<b>Public speaking time</b>	15 minutes
<b>Last date for determination:</b>	22.06.15	<b>Ward</b>	Bitterne Park
<b>Reason for Panel Referral:</b>	Request by Ward Member or five or more letters of objection have been received	<b>Ward Councillors</b>	Cllr White Cllr Baillie Cllr Inglis
<b>Referred by:</b>	Cllr White	<b>Reason:</b>	Level of public interest

<b>Applicant:</b> Bitterne Park Primary School	<b>Agent:</b> Capita
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<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report</b>
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<b>Community Infrastructure Levy Liable</b>	<b>Not applicable</b>
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**Reason for granting Permission**

The transfer of this land from public open space to use for educational purposes has been agreed by the Council's cabinet. Enclosure of this land will provide safe and clean playing fields for school use. There is sufficient un-restricted open space within Bitterne Park to meet the needs of the community and this development is subject to a community use agreement to allow community access into the enclosed area of playing fields outside of school hours. The proposed fencing is a suitable means of enclosure to playing fields and will not harmfully detract from the character and appearance of the area. Removal of the bird cherry is in line with the layout agreed by cabinet and 2:1 tree replacement will be

secured. Furthermore alterations to the footpath which is a public right of way will be subject to a stopping up diversion orders.

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP7 SDP9 and CLT3 of the City of Southampton Local Plan Review (as amended 2015) and CS11, CS13, CS21 and CS22 of the Local Development Framework Core Strategy Development Plan Document (as amended 2015).

<b>Appendix attached</b>			
1	Development Plan Policies	2	2008 Cabinet Decision
3	Sport England		

### **Recommendation in Full**

1. Delegate to the Planning and Development Manager to:

(i) Secure the Community Use Agreement to inform condition 02 and then:-

(ii) Refer the application to the National Planning Casework Unit in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 following objection from Sport England

### **Background**

Bitterne Park Primary School, which currently has more than 600 pupils aged between the ages of 4 and 11 years, does not have any dedicated playing field space and has to use the adjoining playing fields within Riverside Park. This arrangement creates health and safety concerns for the school because there is risk of the public using the park whilst PE and other activities are taking place and the school has to manage this risk. Furthermore the area is used by dog walkers and some owners do not always take responsibility for disposing of dog excrement. In order to manage this health and safety risk the school seek to enclose the playing fields with secure fencing and gates to control access during term times.

On 29 September 2008, following community consultation, Cabinet agreed to the transfer of land from leisure services to Children's Services to allow 1.85 hectares of land at Riverside Park to be used by Bitterne Park Primary School. The cabinet approval allowed for the area to be enclosed with restricted public access subject to the securing of a community use agreement to allow controlled community access outside of school hours.

The existing low level means of enclosure does not restrict public access during school hours and although signage indicates 'No Dogs Allowed' the field is still regularly spoiled

by dog mess. The Cabinet Decision remains extant and has not been amended or revoked and the funding is now available to allow delivery of this project.

## **1.0 The site and its context**

1.1 The application site comprises grassed open space located within Riverside Park and adjacent to Bitterne Park Primary. The open space is currently enclosed with low level fencing and used as school playing fields with unrestricted gated access to the public. A pedestrian footpath and public right of way runs between the school and the area of open space. The western boundary of the school is enclosed by a brick wall and pavilion building. Five trees are located adjacent to the school boundary. Two-storey housing which fronts River View Road is located to the south. The River Itchen is located to the west and park land is located to the north.

## **2.0 Proposal**

2.1 The proposal seeks to replace the existing low level fencing and fully enclose the school playing fields with 2.1m height weld mesh fencing (powder coated green). The existing footpath (public right of way) between the western boundary of the school and playing fields would be stopped up and diverted with a new footpath running around the perimeter of the enclosed playing fields. The playing fields will have managed gated access with access to the community made available outside of school hours with details to be agreed through a Community Use Agreement.

2.2 The application also proposes changes to the school boundary with the existing pavilion to be demolished and two gated openings with steps introduced. An existing bird cherry tree would be removed to accommodate the new fencing.

## **3.0 Relevant Planning Policy**

3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.

3.2 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

## **4.0 Relevant Planning History**

4.1 There is no relevant planning history

## 5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (10.4.15) and erecting a site notice (3.4.15). At the time of writing the report **54** representations have been received from surrounding residents (37 in support and 17 against). The following is a summary of the points raised:

### Against

5.2 Access to the proposed fenced area should be made available to the general public and not just pre-booked clubs outside of school hours

*Officer Response - The school have indicated that unrestricted public access will be made available during school holidays. However during term time the school requires controlled access for pre-booked clubs because there will be limited clean up time before next day use by the children. The pre-booked clubs will be responsible for unlocking/locking the gate.*

5.3 Risk that the land could be sold off for development or used by the school for additional classrooms.

*Officer Response - The land has been appropriated from leisure to education use but will still remain within council ownership . The cabinet resolution was to allow the land to be used as school playing fields and for community use outside of school hours.*

5.4 The park has been used for dual school and community use.

*Officer Response - The school require the proposed means of site enclosure to provide improved site security during school times and to prevent access for dog walkers during term time.*

5.5 The school entrance should be returned to Manor Farm Road because it's extremely difficult to park within River View Road during peak drop-off and collection times

*Officer Response - This is not a material consideration because this application is for the proposed means of enclosure of playing fields.*

5.6 In light of the new footpath position could a new boundary fence be erected to the rear of the properties in River View Road

*Officer Response - There will be no increased security risk to these properties because they currently back onto accessible parkland.*

5.7 The proposed fencing is excessive in height and will have a visual impact on the park.

*Officer Response - The weld mesh fencing is appropriate means of enclosure to playing fields whilst maintaining a sense of openness. The fencing will be powder coated green to respond to its setting.*

5.8 The land was gifted to the people of Southampton by Lord Swaythling and the Council are custodians rather than owners of the land

*Officer Response - The Council as landowner has appropriated the land to*

*education as approved by Cabinet. Challenge to land ownership is not a planning matter.*

- 5.9 Practical issues in terms of managing public access outside of school hours. which groups get to use the space? who opens and locks the gate?  
*Officer Response - Pre-booked groups using the space outside of school hours during term times will be responsible for unlocking and locking the gates. The school will be responsible for managing booking and providing keys to user groups. A condition is recommended to secure the exact detail.*
- 5.10 A public footpath and public park should have unlimited public access  
*Officer Response - The school require restricted access for health and safety reasons and this has been agreed by Cabinet. The re-routing of the public footpath will also require stopping up and diversion orders.*
- 5.11 No proper consultation has been carried out with the people of Bitterne Park  
*Officer Response - Extensive consultation was carried out with the community prior to the cabinet decision in 2008. Furthermore this planning application has also been subject to extensive public consultation in line with national and local procedures.*
- 5.12 Trees and vegetation will be lost as a result of this proposal  
*Officer Response - The bird cherry tree to be removed is in line with the layout approved by Cabinet. 2:1 tree replacement will be secured.*
- 5.13 Impact on wildlife. Has a study been carried out?  
*Officer Response - The Council's Ecologist has raised no objection.*
- 5.14 There is an outstanding rights of way issue that should be settled before this application is heard.  
*Officer Response - The stopping up and diversion of the footpath is included within the description of development and there are formal procedures that follow planning.*
- 5.15 Bitterne Park recreation ground is a dog free area. No assistance has been forthcoming from the school to keep the area dog free.  
*Officer Response - It is not the responsibility of the school to enforce dog walking restrictions in the park*
- 5.16 In 2009 SCC transferred the land area to Children's services from leisure and most residents were not aware of this.  
*Officer Response - Cabinet records indicate that extensive public consultation was carried out with the community. The decision is a public record.*
- 5.17 How is the community use agreement going to be administered  
*Officer Response - The community use agreement is being progressed through consultation with the Friends of the Park, SCAPPS and Local Councillors. Unrestricted access to the park will be provided during school holidays and controlled access will be provided for pre-booked clubs outside of the school hours during term time. The school will be responsible for bookings during term time and user groups will be responsible for locking and unlocking the gate(s). A planning condition is recommended.*

5.18 Proposals to demolish part of the school boundary wall will impact on school security  
*Officer Response - The new openings in the wall will be gated to provide security for the school.*

5.19 The community use agreement should allow exclusive use for the school during school hours only.  
*Officer Response - This would be covered in the Community Use Agreement*

5.20 Bitterne Park school and the recreation ground should be kept separate as land holdings  
*Officer Response - It is understood that the Council have retained a buffer strip between the school and the enclosed playing fields to ensure the sites remain separate.*

5.21 Revised footpath will direct footfall nearer to the rear of housing within River View Road  
*Officer Response - The footpath is located within an area which is currently available for public usage and will not create a demonstrably harmful increase in noise and disturbance.*

5.22 Why should the masses be deprived of a valuable green open space for the exclusive use of a few  
*Officer Response - The school has indicated that the playing fields will be used by up to 600 children and the space will be available for community use outside of school hours. This is regarded as a suitable compromise.*

**For**  
5.23 Dedicated green open space would really benefit the children of the school. This part of riverside Park is neglected and underused and there will be plenty of remaining open space within the park for general public use.

The proposed enclosed area would represent a small percentage of Riverside Park

The existing fencing is inadequate and in a poor state of repair

Enclosure of the area with managed access may lead to reduced vandalism within the area.

Representation from an existing pupil indicates there is always dog foul on these playing fields.

The revised pedestrian route will not lead to a longer pedestrian route because pedestrians have got the alternative option of walking along Manor Farm Road.

School outdoor play and physical activity should be promoted for the health and wellbeing of the children

The school is in need of safe, secure and green open space

Riverside Park has a huge problem with dog fouling and this is a health hazard for the children.

Despite the 'no dogs' signage dog walkers continue to exercise their dogs in this area. Sadly the existing fencing and access is not sufficient to keep the space clean and safe for school use.

The proposals to re-route the footpath would not greatly inconvenience the community.

The proposal has a thoughtful design

The Council should retain title and ownership of the land

## 5.24 Consultation Responses

5.25 **SCC Environmental Health (Pollution & Safety)** - No comments

5.26 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the effects of land contamination. Records maintained by SCC - Environmental Health Services indicate that the subject site is located on/adjacent to the following existing and historical land uses;

- Former Landfill (Adj. to W)

These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment. This department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site.

*Officer Response - This is considered an unreasonable and unnecessary request given the land is already used as public playing fields. Limited excavation will take place to install the new footpath and fence posts and a condition requiring contractors to be vigilant for unsuspected contamination.*

5.27 **SCC Ecology** – No objection to the proposed development provided free access to the land is maintained outside school hours.

If free access outside school hours cannot be provided, additional open space will be required to avoid recreational impacts on European sites along the coast and within the New Forest.

5.28 **Trees** – The application to erect a new fence line and the construction of a new footpath will have an impact to the trees on and adjoining the site. The position of the fence and new gate, on the southern section of the field, will require the removal of a Bird Cherry (Capita Proposed Landscape Plan CS/076629 - Dated 23.01.2015)

The tree officer does not in support of the removal of the cherry as the repositioning of the gate further north of its intended position would see it being retained. The boundary fence could follow a line on the field and then turn off towards the school once clear of the tree and outside of the RPA.

Saying this, further consideration should be given to the canopy height and extent of any existing tree on the site. The tree officer is not in support of the reduction of

one face of a tree canopy of the removal of lateral limbs to make allowances for the installation of a 2.1m fence. This will also put pressure on the City Council to maintain a good clearance from the fence in the future.

The removal of the old pavilion must be done with care so as not to damage any roots within the area. Once completed and the bank has built back up to match the existing levels, there is an opportunity to plant further trees in this area to keep the linear planting along the footpath edge.

The construction of the proposed footpath will enter the RPA of several trees, therefore a method statement will be required as a standard construction of a footpath will not be acceptable inside of the RPA.

Overall, the tree officer feels that the design is detrimental to the trees on the site and wish to see an alternative design to take in to account the retention of the Bird cherry. Further information is required to show the level of work that would be required to erect a 2.1m fence around the boundary and information regarding the construction that would be employed to build the proposed footpath.

*Officer Response - The fence line follows the layout approved by cabinet in 2008. 2:1 tree replacement will be secured.*

5.29 **Environment Agency** – No objection and request an informative regarding flood defense consent.

5.30 **Sport England** – See Appendix 3 - Objection raised

*Officer Response - The fence line follows the layout of the land transferred to education in 2008. The school does not have control of the run off areas surrounding the sports pitches. The indicative layout shows run off areas around the football pitches within the enclosed area. The school intend to use the playing fields for multiple sports use (Junior sized football pitches, 5-a-side pitches, athletics track and rounders pitch). The size and shape of the run-off areas do not provide particularly usable space for sports pitches, rather provide an open space setting.*

5.31 City of Southampton Society - No objection however the City council should retain title and ownership of the land.

## **6.0 Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:



## 6.2 Principle of Development

6.3 The enclosure of these playing fields and transfer from the Council's leisure services to Children's services was approved by Cabinet in 2008, subject to the securing of a community use agreement to allow managed community use of the space outside of school hours and the scheme being referred to Sport England. The land will remain in use as open space and therefore the proposal accords with 'saved' policy CLT3 of the Local Plan Review and policy CS21 of the Core Strategy. The school require the proposed fencing for health and safety reasons in order to restrict public access when in use by children and also to prevent dogs spoiling on the playing fields during term times.

It is considered that sufficient unrestricted open space would still be available within Riverside Park to meet the needs of the community and the community use agreement will allow unrestricted public access of this area during school holidays and controlled booking outside of school hours during term times. On balance, the health and safety needs of the school children is considered to outweigh the restriction of public access during term times/school hours. A balance is needed between public access to open space and safe access for children attending the school.

6.4 The Community Use Agreement is being progressed following consultation with the Friends of Bitterne Park, SCAPPS and local ward Councillors. It is recommended that delegation be given to the Planning and Development Manager to agree the Community Use Agreement before granting planning permission.

6.5 Of significance to the principle of this development is the comments from Sport England. Whilst accepting the principle of the development, Sport England have objected and wish to see the enclosed area be extended to include a larger area of playing fields with the run-off areas to the side included. However these areas are located outside of the area appropriated to Children's Services. Incorporation of the run-off areas would result in a larger area restricted for general public use during school hours. The indicative layout shows run off areas around the football pitches within the enclosed area. The school intend to use the playing fields for multiple sports use (Junior sized football pitches, 5-a-side pitches, athletics track and rounders pitch). The size and shape of the run-off areas do not provide particularly usable space for sports pitches, rather provide an open space setting. If the planning panel supports the officer recommendation, the application will have to be referred to the National Planning Casework Unit in accordance with with The Town and Country Planning (Consultation) (England) Direction 2009 whilst there is objection from Sport England. The decision will then be taken by the National Planning Casework Unit / Secretary of State as to whether this application should be approved or not. There is the possibility that the Secretary of State decides to consider this application and this would follow a public inquiry.

## 6.6 Impact on the Character and Appearance of the Area

The proposed 2.1m height weld mesh fencing follows the layout as approved by cabinet. The proposed weld mesh fencing is a suitable means of enclosure to playing fields and will be powder coated green to respond to the surrounding parkland context. The fencing will provide improved health and safety during school use and the mesh fencing will have a degree of permeability to maintain a sense of openness.

## 7.0 Summary

7.1 The transfer of this land from public open space to use for educational purposes has been agreed by the Council's cabinet. Enclosure of this land will provide safe and clean playing fields for school use. There is sufficient un-restricted open space within Bitterne Park to meet the needs of the community and this development is subject to a community use agreement to allow community access into the enclosed area of playing fields outside of school hours. The proposed fencing is a suitable means of enclosure to playing fields and will not harmfully detract from the character and appearance of the area. Despite this the scheme has attracted an objection from Sport England.

## 8.0 Conclusion

8.1 The application should be supported and referred to the National Planning Casework Unit following the objection from Sport England.

### Local Government (Access to Information) Act 1985 Documents used in the preparation of this report Background Papers

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1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(qq), 6(c), 7(a), 9(a), 9(b).

### **AG for 23/06/15 PROW Panel**

### **PLANNING CONDITIONS**

#### 01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

#### 02. APPROVAL CONDITION - Community Use Agreement

Access to the playing fields enclosed by the fencing and gates hereby approved shall be provided in accordance with the details of the agreed Community Use Agreement dated.....

Reason: To ensure the enclosed playing fields remain available to the community outside of school hours.

### 03. APPROVAL CONDITION - Fence

Unless otherwise agreed in writing the fencing hereby approved shall be not more than 2.1m in height and powder coated green and thereafter retained in that colour. Any existing redundant fencing within the red line shall be removed.

Reason: In the interests of the visual amenities of the area and to avoid clutter and obstruction of parkland outside the fencing hereby approved. .

### 04. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

### 05. APPROVAL CONDITION replacement trees [Pre-commencement Condition]

Any trees to be felled pursuant to this decision notice will be replaced with species of trees to be agreed in writing with the Local Planning Authority prior to the commencement of development at a ratio of two replacement trees for every single tree removed. The trees will be planted within the site or at a place agreed in writing with the Local Planning Authority. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

### 06. APPROVAL CONDITION - Tree survey plan [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until an accurate plan showing the position of all trees on site has been submitted and agreed in writing with the Local Planning Authority.

Reason:

To ensure easy identification of all trees to be retained pursuant to any other condition of this decision notice.

#### 07. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

#### 08. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme

implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

#### 09. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

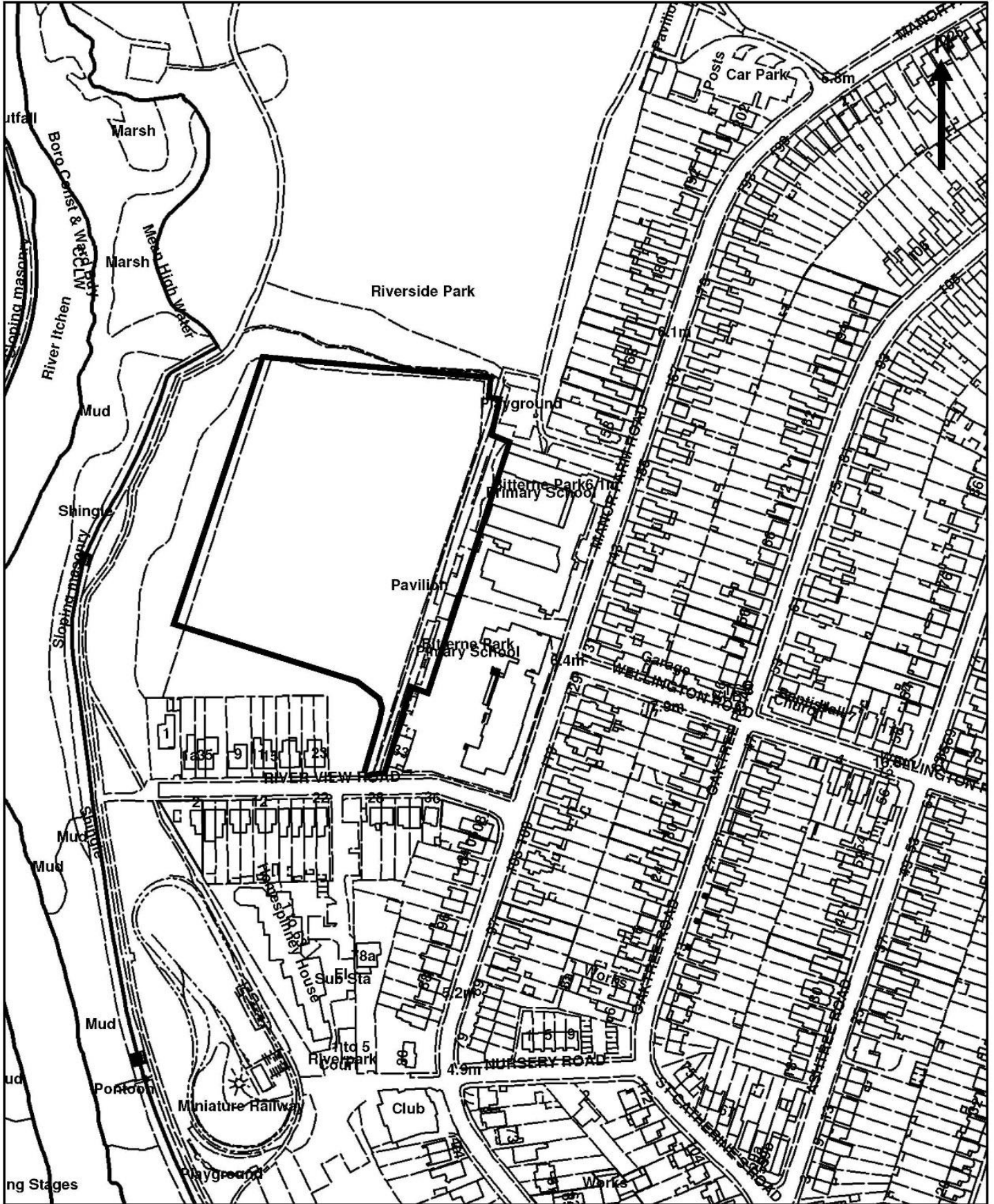
#### 10. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

# 15/00273/FUL



Scale: 1:2,500

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