

38/15/0424

SOMERSET COUNTY CRICKET CLUB

ERECTION OF 5 No 54m HIGH FLOODLIGHT MASTS AND 2 No SUBSTATIONS PLACED AROUND THE COUNTY GROUND, SOMERSET COUNTY CRICKET CLUB, ST JAMES STREET, TAUNTON

Location: SOMERSET COUNTY CRICKET CLUB, ST JAMES STREET,
TAUNTON, TA1 1JT

Grid Reference: 322925.125058

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A3) Dr No EKV0015 Western Power Distribution Sub Station Surround

(A3) Dr No 133410J (2) Musco Spill Lighting Calculations

(A3) Dr No 133410J (1) Musco Spill Lighting Calculations

(A3) Dr No 331 Floodlight location C: Site Plan showing proposed changes to access steps & ground levels

(A1) Dr No 330 Rev A Site Plan Showing Mast Locations (A-E)

(A4) Dr No LE15256-1B Floodlight mast and light detail

(A4) Dr No LE15256-2B Floodlight mast and light detail

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

3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the agreed scheme or some other scheme that may otherwise be agreed in writing by the Local Planning Authority.

Reason: To ensure the preservation of archaeological remains in accordance with Policy CP8 of the Taunton Deane Core Strategy, retained Policy EN23 of the Taunton Deane Local Plan and the relevant guidance in Section 12 of the National Planning Policy Framework.

4. The floodlighting shall not be used between the hours of 23.00 and 10.00.

Reason: To limit the visual impact and disturbance caused by the lighting in accordance with Core Strategy policy DM1.

5. The use of the lights hereby approved shall be limited to no more than 15 occasions in any cricket season and shall not be used more than once per week.

Reason: To limit the visual impact and disturbance caused by the lighting in accordance with Core Strategy policy DM1.

6. The ecological enhancements and monitoring for bats specified in paragraphs 7.3 and 7.4 of the Clarkson & Woods Wildlife Impact Assessment dated October 2015 shall be carried out once agreed in writing by the Local Planning Authority prior to the lights being brought into use unless any variation thereto is agreed in writing by the LPA.

Reason: To enhance bird habitats and assess bat impacts in accordance with Core Strategy policy CP8.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

The proposal is the erection of 5 x 54m high floodlight masts and two substations spaced around the cricket ground to give suitable lighting coverage of the pitch to allow for lighting of a level to meet England and Wales Cricket Board (ECB) and International Cricket Council (ICC) standards and therefore enable international cricket to take place. It will also enable the playing of domestic limited overs matches into the evening on certain days through the summer cricket season. The masts are 1.5m wide, tapering to 0.55m at the top and 54m high to the top of the light head. Their finish will be in a galvanised steel. The works also involve the raising of land within the ground for the base of mast C and the relocation of a set of steps.

The application is accompanied by a Visual Impact Assessment, a Design and

Access statement, Flood Risk Assessment, an Archaeological Impact statement, a Floodlight Design statement and Economic Impact statement and a Floodlight Use Management Plan. A letter of support from the England & Wales Cricket Board (ECB) is also included.

SITE DESCRIPTION AND HISTORY

The site lies within the town and there is a specific policy in the Taunton Town Centre Area Action Plan for the development of the cricket ground and there have been a number of applications over recent years for improvements, new pavilions and stands for the ground. None of these are specifically relevant to the provision of the floodlighting masts.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

ENVIRONMENTAL HEALTH - NOISE & POLLUTION - No comment.

BIODIVERSITY - To the immediate north west of the site is the River Tone, a Local Wildlife site. One of the floodlights is proposed to be positioned approx 11m from the river and another 13m from St James Church yard.

It is thought that the floodlights will be used for up to 15 events in one year between April to September. Other usage will be for initial testing, testing as required by the ECB and ICC and possible maintenance. It is not known if usage would be on consecutive days. During floodlight use, lux levels along the River Tone will increase by over 100 lux above current levels.

Clarkson and Woods carried out a Wildlife Impact assessment of the site in September 2015.

Findings of the report are as follows:

Bats

Detailed bat activity surveys (transect and automated) were carried out between June to August 2015. An emergence survey was carried out in August 2015 at St James Church. The surveyor states that two further transect and automated detector surveys were carried out in September and October and one further emergence survey in September 2015.

The surveys to date recorded a total of **eight** bat species, two species of which are particularly intolerant to light pollution in the area. Survey results indicate that common pipistrelle, soprano pipistrelle, noctule and leisler bat roosts are present close to St James Church. (Leisler's bat is considered to be rare in the UK.)

In addition, the surveyor has referred to other surveys carried out by Somerset Wildlife Trust's Routes to the River Tone project. These surveys identified high

numbers of bat passes by the bridge to the SW of the cricket ground.

Data from the project is still being analysed.

The surveyor states. There is also a possibility that a maternity roost used by common pipistrelle is located nearby, as yet un-located, although given the level of survey effort undertaken to date, if the roost was adjacent to the cricket ground it is likely its location would have been identified during the surveys. This suggests, if a maternity roost is present, it is located away from the cricket ground and is unlikely to be directly affected by the floodlights when in use.' However, myself and Larry Burrows do not see how this can be concluded with certainty if the roost site is not known and given the range of increased illumination we consider that further survey would be needed to determine the exact locations and aspects of this roost.

Generally there appears to be a problem with over lighting of the Tone through Taunton.

There is currently a significant amount of over lighting of the river between Firepool and French Weir, which is not good for light sensitive species but there seems to be some acceptance by Myotis bats and there may be localised dark areas due to bankside vegetative shielding.

There is no doubt in my mind that the increased light pollution caused by this proposal will impact on bats.

The question is, is this impact, which will be intermittent and temporary, reasonable? The Cricket ground cannot control lighting around the ground. There may be times when bats will not be able to fly around the floodlit area.

As stated, there appears to be an element of uncertainty in use of the lights- 'if the floodlights were required on several consecutive nights or several times a week throughout July or August, the impacts on bats would be significantly higher in those months compared to the other months.' And 'However, should consecutive use of the lights be required (i.e. for more than two consecutive nights) or other development schemes with their own lighting strategies be proposed for the vicinity of the cricket ground that would also impact on the River Tone and church yard, the cumulative impacts would most likely result in significant detrimental impacts on bats within the area.'

A maternity roost if affected would be in the sensitive period. This may affect emergence patterns, causing reduced fitness in pregnant and lactating females. **The use of floodlighting would need to be controlled to no more than once a week by condition to prevent cumulative effects occurring. This may not be acceptable to the applicant.**

Can the applicant really not offer some mitigation? Perhaps a contribution to improving existing lighting along the river to benefit bats. This would reduce the overall light spill, outside of the time the flood lights are on, so enhancing bats ability to use the river on other nights, thus reducing the impact of the small number of nights the flood lights will be used?

Additional planting along the river would be beneficial and consideration of the current management regime of riverside vegetation.

If permission is granted for this proposal, due to the County level importance of this river corridor, I agree that monitoring of bat activity by the Cricket Club should be

undertaken.

Monitoring should be conditioned and remedial actions need detailing should negative results occur.

Otters

During the survey period an otter and two cubs were observed in the river approximately 270m west of the cricket ground. There will be disruption to otters and water voles using the river corridor when the floodlights are in use, the question is will these animals become accustomed to the increased light levels?

Invertebrates

The floodlights will have a detrimental impact on invertebrates.

To conclude I consider that the results of all bat surveys carried out should be assessed prior to determining this application, and some creative means should be sought to provide some mitigation for bats.

ENGLISH HERITAGE NOW HISTORIC ENGLAND (ALL CONSULTATIONS) -

The proposal to introduce five 54m high floodlights around the County Ground has implications for the setting of a number of highly graded listed assets, most notably St James Church which is Grade II*. The justification put forward is that the changes proposed will give the cricket ground the ability to host major matches and the Twenty 20 and One Day Formats. The proposals will result in harm to the setting of the church. Given the requirement under the NPPF for the local planning authority to ensure that harm is minimised or avoided we advocate consideration of the option of introducing a telescopic floodlight at location B.

Historic England Advice

Whilst there are many listed buildings within the surrounding area, given the urban context, the introduction of the floodlights relative to the secular buildings will have only a minor impact on setting. The primary impact will also be upon key views within, towards and from the Conservation Area of St Mary and St James, the focus of which is clearly the two churches. The Church of St Mary Magdalene is Grade I and St James Church is Grade II*.

Fundamental to our advice to local authorities is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 in Section 66(1) for the local authority to "have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses". Section 72 of the Act requires local authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas when reviewing applications. When considering the current proposals, in line with Para 129 of the NPPF, the significance of the asset's setting requires consideration. Para 132 states that in considering the impact of proposed development on significance great weight should be given to the asset's conservation and that the more important the asset the greater the weight should be. It goes on to say that clear and convincing justification is needed if there is loss or harm. When considering development that has the potential to affect setting Historic England's Advice note 3, the Setting of Heritage Assets, should be referred to.

During pre-application discussion specific vantage points where there is potential harm to heritage significance and setting were identified. From these points balloons were raised to give an indication of positioning and height of the floodlights. This has resulted in the images produced within the visual impact appraisal.

The explanation and justification set out within the application is clear. The requirements of the ECB for a level B venue are the driver for the proposals. The changes proposed will give the cricket ground the ability to host major matches and the Twenty 20 and One Day Formats. We note that the specific positions have been chosen for technical reasons alone.

Relative to the Conservation Area the appraisal (2007), within section 5.3, identifies the view along Hammet Street towards St Marys as being significant. It also refers to “glimpsed views from various points moving through and around the Area where the towers of St James’s and St Mary’s provide a visual anchor and an important sense of place”. The view along Hammet Street will not be affected in any way and when closer to the church, as identified by view 7, given the distances involved the impact on setting will not be marked. The main impact, we would suggest, will be upon views through the conservation towards the north. Views from within the cricket ground south into the conservation area are inevitably open and are significant in that they are seen by large number of people. From here the church towers of St Mary Magdalene and St James will be seen alongside the new floodlights which will rise above the church towers, which currently dominate the skyline. Viewpoint 3 and 4 also show that the church tower of St James will no longer be seen as the dominating structures but will instead be seen alongside the new floodlights. No viewpoints are shown from within the churchyard of St James where the impact will be the most significant. Also no photomontages are shown from just to the east of St James’s or from the western end of Priory Avenue looking north. From these vantage points we believe floodlights A and B will dominate views to the church, which are integral to the character of the conservation area in this area. Given the information available we believe that the proposals will harm the setting of St James.

The NPPF explains that the assessments of significance should be used to review applications with the aim of minimising or avoiding harm (Para 129). During initial discussions a telescopic 5th floodlight at location B was proposed - this would reduce the degree to which St James’s would be over shadowed. At present the harm that the 54m floodlight at location B in particular will cause significant harm to the setting of St James. There is no discussion within the application of the specific impact on the setting of St James’s nor is there any review of proposals that could mitigate the harm, such as a telescopic floodlight. Off setting payments to provide some immediate improvement to the setting of St James's could be reviewed.

Recommendation

We advocate that this previously tabled modification be reviewed again prior to determination, with the use of photomontages, as whilst it will not negate the harm altogether it will minimise it. If further negotiation does not take place then in line with Paragraph 134 of the NPPF 134 it is for the local authority to weigh the harm caused against the public benefits of the proposal.

SCC - DEVELOPMENT CONTROL ARCHAEOLOGIST – No comments received.

ENVIRONMENT AGENCY - The Environment Agency interests will not be adversely affected by this proposal, although it is recommended that any electrical equipment is raised as much as possible to be protected from flood risk.

SCC - ECOLOGY - No comment received.

Representations

3 letters of support on grounds of essential need and will add to the reputation and economic development of Taunton

2 letters of no objection

6 letters of objection/concern on grounds of:

- visual impact as mast C will be raised and in full view of the riverside walk and it will be an eyesore,
- views of river are missing from the visual impact assessment,
- mast C will impact the views from the end flats in Pegasus Court,
- views from the flats will be adversely affected,
- will be unsuitable and impact on scenic venue,
- mast C should be moved to the north,
- concern over loss of light and outlook,
- concern over light pollution,
- concern over health risks from electricity substation,
- misinformation was given at the public meeting re mast C position.

1 letter with signatures from 21 flats on basis of obstruction to balconies and windows and that mast C should be moved north of the Trescothick stand.

PLANNING POLICIES

NPPF - National Planning Policy Framework,
CP1 - TD CORE STRAT. CLIMATE CHANGE,
CP8 - CP 8 ENVIRONMENT,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
EN23 - TDBCLP - Areas of High Archaeological Potential,
T33 - TDBCLP - Taunton's Skyline,
CR1 - TTCAAP - Somerset County Cricket Club,

LOCAL FINANCE CONSIDERATIONS

There will be no CIL liability.

The development of this site would not result in payment to the Council of the New Homes Bonus.

DETERMINING ISSUES AND CONSIDERATIONS

The main considerations with the above development are the impacts on the skyline of the town, the setting of listed buildings, the impacts on residential amenity, wildlife and archaeology and whether the economic benefits outweigh any harm that may be identified.

The applicant has submitted a Floodlight Design Statement which looks at the various options potentially available and their suitability. The level of lighting across the ground is fixed by the ECB and ICC and these lighting levels have to be suitable for the broadcasting of matches. However the masts have to be within the site boundary and must be located so that they do not lie within 25 degrees from the wicket at both ends. This is required to ensure there is no undue glare that would impede the performance and safety of the batsmen, bowler and fielders.

Options for the type of mast systems were assessed before settling on the current proposal. The provision of temporary lighting has been provided at the ground before, however the temporary lighting system has no way of controlling glare, and has limits to the height it can be provided. This type of lighting no longer meets the ECB requirements and does not achieve the technical light qualities required for ECB or ICC level cricket. Another option was lighting masts with removable headframes. This option was rejected due to the fact that the regular handling of equipment would increase wear and tear and invalidate any warranty, the lights would have to be suitably stored when not in use, re-assembly would mean testing of lights for every match, 1-2 weeks of construction each time as well as 1-2 nights of testing. The costs of this approach and increased maintenance make the option unviable.

The provision of retractable or telescopic masts were evaluated as this would lower the headframe to a reduced height when not in use. However the retracted height would be between 30-35m and this would have a greater visual impact on the immediate surrounding area. The mast size and the foundation size would need to increase significantly as the section telescopes into the base section and this would mean a wider chunkier column that would have a greater visual impact. Foundation size is also an issue due to water table levels the physical build would be therefore more difficult and costly. The retractable masts are activated using hydraulic cylinders and these requires pump and reservoirs and this together with the costs of regular maintenance and insurance all add to significant costs, of potentially double. This solution was therefore considered unviable.

The most suitable and viable solution was considered to be the provision of fixed masts with tilted headframes and this is considered the most typical solution for grounds in the UK. This minimizes the width of the mast and keeps foundation size to a minimum while enabling a fixed headframe which lessens visual impact on the immediate surroundings. The Taunton Town Centre Area Action Plan policy Cr1 sets out under criterion a the need to provide improved facilities for cricket, including a new indoor school and provision for international matches. The current application can be considered to be compliant with that policy.

Town Skyline

The proposed development will result in 5 floodlight masts being erected and it is quite clear from the Visual Impact Assessment that these will have an impact on the views of the skyline across the town from a number of vantage points. Policy T33 of the Retained Local Plan states that "development which would detract from the distinct character and attractiveness of Taunton's skyline will not be permitted. This policy is also reflected in policy D1 of the draft Site Allocations and Development Management Plan. The Visual Assessment submitted identifies that the proposal will cause some visual intrusion on the skyline from certain points and it is clear that should permission be granted that this will change the skyline view of Taunton. Consequently the development is considered to be contrary to this policy.

It is also recognised that the masts will also be visible in more local settings and the position of mast C in particular will be visible right next the riverside walk and from views across the river to the north.

Listed Building settings

The development site lies outside of the conservation area but impacts on the setting of a number of listed buildings. In coming to any decision the Authority must have regard to making a determination in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority...shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses". Section 72 of the Act requires local authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas when reviewing applications. When considering the current proposals, in line with Para 129 of the NPPF, the significance of the asset's setting requires consideration. There are a number of historic assets adjacent to the ground which will be affected by the scheme and these include St James' church (Grade II*), Barnicotts building (Grade II) and Priory Lodge (Grade II) and Barn (Grade II*).

Para 132 states that in considering the impact of proposed development on significance great weight should be given to the asset's conservation and that the more important the asset the greater the weight should be. It goes on to say that clear and convincing justification is needed if there is loss or harm. In this instance there is no loss of historic buildings, although the setting of certain buildings will be affected. Priory Barn is set back from the ground to the east and will not be directly affected by the new structures, although it will be possible to see the new masts from the exterior of the building. This in itself however is not considered a significantly harmful impact. The Priory Lodge also lies to the east of the ground and there is an adjacent boundary wall that is covered by the listing. The siting of one of the new substations was proposed next to this wall and in screening it from view would have a direct impact. The substation is however to be relocated away from the wall adjacent to the nearest stand and this amendment is seen as beneficial and removing immediate harm from the setting of the listed building. Barnicotts is an

industrial building and its environment is considered less sensitive to change. Mast E is to be sited to the east of the building and will tower over it as illustrated in montage view 10. This mast will be seen from Priory Bridge Road but will also be viewed in connection with other masts. Again this element is considered to cause a degree of harm that is not significant. Finally the most important heritage asset affected is the church of St James as identified by Historic England. The existing church towers currently dominate the skyline and the view from across the ground is important. The new floodlights particularly floodlight B will impact on views of the church and so will affect not just its setting but also views from the conservation area. I would agree that the scheme would have a significant impact and harm the setting of St James.

Historic England has made comment on the scheme and considers the proposal would result in harm to the setting of the Grade II* listed church of St James. In order to minimise harm it is suggested that the option of introducing a telescopic floodlight at location B be considered. This has been investigated, however the provision of such a mast in this location would mean the mast would be wider and would only be able to retract to around 30-35m in height. At this height the mast and headframe would have an even greater visual impact on the setting of the church tower than the current scheme. Consequently it is not recommended that this option be progressed.

Paragraph 132 of the NPPF advises that any harm should require clear and convincing justification. The justification in the application is clear. The requirements of the ECB for international one day matches are the driver for the proposals. Assessments of significance should be used to try and minimise and avoid harm. In this instance due to the technical requirements of the lighting, it is not possible to relocate the floodlight mast nearest the church. The option of a telescopic mast is considered to worsen the visual impact on the setting and so there is no suitable alternative solution that would lessen the harm. In light of this and where harm has been identified in paragraph 134 of the NPPF it advises that it is for the local authority to weigh the harm caused against the public benefits of the proposal. The public benefits of the scheme are seen as economic ones and the potential benefits area addressed below.

Residential Amenity

The scheme will provide 5 x 54m high masts around the ground and these will give illumination across the ground during matches. The lighting has to be at a certain lux level uniformly across the field of play but peaking across the central wicket. This average level is over 2000lux, however the design of the lights reduces this level to the mid hundreds beyond the field of play. The residential properties around the ground will be affected by the light levels when the matches are on. The main impact will be on the retirement flats at Pegasus Court where light levels during operation will be around 5-600 lux at the pitch side of the building. In gardens of the St Augustine street properties the level however is well below 100. Given the limited operation of the lights during the summer months this level of impact is considered an acceptable one.

The other amenity impact if the development is that of the lighting columns themselves which will be seen by local residents. The view of the masts will impact

on views from certain properties, although there is no specific right to a view. Masts closest to residential properties are masts B and C adjacent to Pegasus Court. Mast B is located at an angle off the south east end of the building so as not directly impinge in views out of the flats, although it will be visible from them and is only around 10m away. The mast C is sited around 14m from the northern end of the building and is proposed on land that will be raised so the 1.5m width of the mast will be clearly visible through the windows of the flats in the end of Pegasus Court. While there is no right to a view the consideration of a development being overbearing and dominant in terms of visual amenity is clearly a planning issue. The mast will be clearly visible from within the flats, however it will be viewed as a 1.5m column set away from the building. It is not considered that the amenity impact of the mast is such that this would warrant an objection on amenity grounds.

Wildlife

The proposed development does not directly impinge on wildlife habitat through the erection of the flood light masts however the lighting levels of the flood lights does raise concern with the Biodiversity Officer and the impact on wildlife using the river corridor and particularly bats. The wildlife surveys do not identify any bat roosts affected and the lighting of the limited section of river corridor and church yard. There is no suitable mitigation for lighting levels when the floodlights are in operation due to the requirements of providing sufficient light levels across the field of play. However the lights design minimizes any negative impact of sky glow and the lights will be turned off at 11pm. In addition it is proposed to limit the number of uses per season to 15 and ensure that there is no more than one use per week. The enhancement of bird nesting facilities around the ground is proposed and monitoring of bat activity along the river corridor before and after installation is proposed as part of the wildlife mitigation in the report. These elements are covered by conditions.

Archaeology

An archaeological assessment was submitted with the application and the area is one of archaeological interest as witnessed from previous works carried out around the ground. The scheme will involve the excavation of foundations for the new masts and of service runs for the ducting between the masts and substations. The relocation of one substation will marginally reduce the extent of ducting. The provision of a condition to secure the monitoring and reporting of finds during construction is considered a necessary requirement should a permission be granted.

Economic Impacts

The applicant claims that the approval of the submitted scheme will have a significant economic impact to the club and to Taunton. It is stated that the use of ICC compliant floodlights will become an essential requirement of T20 matches and that the current 17.30 hours start time without lights results in the ground only being 65% full at the start of a match. By having lights and starting later will increase full capacity and will have a positive impact on the night time economy of the town on major match days with the transition of spectators into restaurants and bars across the town centre. It is estimated that the impact of floodlights under a revised

domestic season schedule equate to £260K added value to the Club and an additional £315K direct spend in Taunton on major match days over the course of a season.

Should the ground be used for hosting final stages of domestic competitions, based on the analysis of the 2012 T20 quarter final this equated to an economic impact of £60K into the local economy. In terms of international cricket the ground has been identified as a venue for the 2019 Men's World Cup. During the event the ground will host three matches and on the basis of the ground being at capacity this will indicate a major economic impact on local transport providers, accommodation venues, restaurants and bars. Indicative analysis suggests an associated economic impact to Taunton and its environs of £900K during the course of the World Cup. The flood lights will able the Club to stage further international matches in the future, thereby providing a longer term impact on the Club and town.

Summary

This decision rests on a balance of significant visual impact and harm to the setting of heritage assets against substantial economic and cultural benefits. As outlined above, the proposal will change the skyline of the town (contrary to policy T33), impact on heritage assets (contrary to policy CP8), in particular the church of St James, residential amenity and wildlife, albeit that the latter two issues are not substantial, given the recommended conditions.

However, weighed against this are substantial economic benefits to the Taunton and Somerset. The financial spin-off's to the town have been outlined above. Coupled with this, the development will facilitate international cricket in Taunton, putting the town on the world sporting map. It will also secure the long term future of the cricket club and first class cricket in the centre of the county town. These non-quantifiable cultural and likely further economic benefits are considered to weigh heavily in favour of the development.

For these reasons, it is recommended that planning permission is granted.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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