

Delegated Report

Discharge of conditions

Planning Application No: 20241017

Location: 36 Whitehill Lane Gravesend Kent DA12 5LY

Description: Application for the approval of conditions 3, 4, 5, 6, 7, 8 and 9 attached to planning reference number 20210046 relating to (3) topographical details, proposed slab levels, proposed layout, elevations and sections and groundworks, (4) disposal of surface water SUDS, (5) foul drainage strategy (6) external materials, (7) hard landscaping, (8) soft landscaping and (9) refuse storage.

Applicant: Mr Taran Liddar

Site Visit Date: 15 January 2025

Submitted Documents/Plans

Application form for approval of details reserved by condition;
Drawing no. 004 Rev. C Condition no. 3 proposed slab level received 27 May 2025;
Drawing no. 007 Rev. C Condition no. 7 hard landscaping boundary treatment received 27 May 2025;
Drawing no. 008 Rev. C Proposed landscaping block plan received 27 May 2025;
Drawing no. 009 Rev. B Condition no. 7 boundary treatment and retaining wall received 27 May 2025;
Drawing no. 010 Rev. A Original layout and elevations received 11 March 2025;
Drawing no. 010 Rev. C Condition no. 9 refuse storage received 27 May 2025;
Drawing no. 011 Rev. A Proposed layouts and elevations received 11 March 2025;
Details of foul and sewage water pumping station received 11 November 2024;
Construction method section received 11 March 2025;
Proposed block plan (foul drainage strategy) received 11 March 2025;
Proposed block plan (SUDS layout) received 11 March 2025;
Existing and proposed south elevations received 27 May 2025;
Existing and proposed west elevations received 27 May 2025;
Original topo and original and proposed section A-A received 11 March 2025;
Details for condition 6 (external facing materials) received 11 March 2025; and
Topographical survey received 11 March 2025.

Superseded Documents/Plans

~~Existing and proposed west elevations received 11 March 2025;~~
~~Existing and proposed south elevations received 11 March 2025;~~
~~Drawing no. 004 Rev. B Condition no. 3 proposed slab level received 11 March 2025;~~
~~Drawing no. 008 Rev. B Proposed landscaping block plan received 11 March 2025;~~
~~Drawing no. 007 Rev. B Condition no. 7 hard landscaping boundary treatment received 11 March 2025;~~
~~Drawing no. 009 Rev. A Condition no. 7 boundary treatment and retaining wall received 11 March 2025;~~
~~Drawing no. 010 Rev. B Condition no. 9 refuse storage received 11 March 2025;~~
~~Proposed landscaping block plan received 11 November 2024;~~
~~Proposed block plan (foul drainage strategy) received 11 November 2024;~~
~~Proposed block plan (SUDS layout) received 11 November 2024;~~
~~Proposed block plan (sections A-A and B-B) received 11 November 2024;~~

Proposed block plan (hard landscaping boundary treatment) received 11 November 2024;
Proposed block plan (refuse storage) received 11 November 2024;
Existing and proposed south elevations received 11 November 2024;
Existing and proposed west elevations received 11 November 2024; and
Details for condition 6 (external facing materials) received 11 November 2024.
Construction method section received 22 January 2025;
Drawing no. 011 Rev. A Proposed layouts and elevations received 22 January 2025; and
Drawing no. 010 Rev. A Original layout and elevations received 22 January 2025.

Procedural issues

Following a request from the case officer, additional drawings were submitted by the agent on 22 January 2025. However, it should be noted that due to the need for further details/amendment, only three of these drawings were accepted as part of the submission (but were later superseded).

Following a further request from the case officer, additional amended drawings were submitted by the agent on 11 March 2025. All of these drawings were accepted as part of the submission but some were later superseded.

Further amended drawings were submitted by the agent on 15 May 2025. All of these drawings were accepted as part of the submission.

It should be noted that the application site is the subject of an ongoing enforcement investigation. It is possible that this discharge of conditions application could regularise the unauthorised works at the application site due to the wide-ranging nature of condition 3.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210046	Application for a minor material amendment to planning permission reference no. 20191024 for, Demolition of existing bungalow and erection of one pair of semi-detached two storey dwellings with associated car parking, amenity space and landscaping, to allow alteration of full hipped roof to full gabled roof; installation of roof lights at the rear; conversion of the roof space to habitable accommodation; reduction in the height of the dwelling; and removal of basement and ramped access.	Permitted	23.04.2021
20191024	Demolition of existing bungalow and erection of one pair of semi-detached two storey dwellings with associated car parking, amenity space and landscaping.	Refused	03.01.2020
	Appeal ref: AP 2020/00036/REF	Appeal Allowed	26.10.2020

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2025)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

Only condition 5 (foul drainage) falls within Environmental Protection's remit. There is no objection to this condition being discharged.

GBC Waste & Recycling Manager

I have reviewed this planning application and I am happy with the waste storage arrangements, as long as the stores are large enough to store 180ltr (residual), 240ltr (recycling), 23ltr (food) and 240ltr (garden – optional) for each property.

It will be the property owners responsibility to pay for the new bins and this can be done on the council website (www.gravesham.gov.uk/waste).

The owners will need to move bins to the pavement on collection day, the correct collection information can be found at www.gravesham.gov.uk/binday.

GBC Service Manager (Housing Operations)

I have reviewed and happy that the mix of native species is a sensible mix of evergreen hedging/shrub with flowering species for pollinators.

KCC - Highways & Transportation

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority to the discharge of the above conditions.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

KCC Flood & Water Management

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance

on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Southern Water

From reviewing the submitted application and the detailed planned drawings, Southern Water has no objections to discharge conditions 4 regarding (Disposal of Surface Water SUDS) and condition 5 (Foul Drainage Strategy).

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119

Capacity check:

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.02 l/s for the above development at manhole reference TQ65715903. (Capacity available for pumped connections to TQ65715903. Existing gravity connection may be suitable - assumed POC TQ65716801 (565614 171898). If the gravity connection is utilised, no new capacity check will be required).

Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Environment Agency

This application relates to conditions that were not requested by us, we therefore have no comments to make with regards to the discharge/variation of conditions.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Officer's Analysis

Background and Explanation of Proposal

Planning permission reference 20210046 was granted for a minor material amendment to planning permission reference no. 20191024 for the demolition of an existing bungalow and the erection of one pair of semi-detached, two storey dwellings with associated car parking, amenity space and landscaping, to allow the alteration of a full hipped roof to a full gabled roof; the installation of roof lights at the rear; the conversion of the roof space to habitable accommodation; the reduction in the height of the dwelling; and the removal of the basement and ramped access at the application site. This application seeks to discharge conditions 3 to 9 of that permission.

It is noted that construction works on site are nearing completion and that the building erected has some differences to that which was originally approved. Most notably there is a single storey rear projection, the frontage parking area has a different layout and a parking space is located in one of the rear gardens. As a result, the application site is the subject of an ongoing Planning Enforcement investigation. This application, if granted could regularise the unauthorised works at the site.

Condition 3 reads as follows;

3. Prior to the commencement of development, scaled drawings shall be submitted to and approved in writing by the Local Planning Authority detailing the following:
 - (a) Full topographical details (existing and proposed ground levels and site sections)
 - (b) Proposed slab levels
 - (c) Proposed layout, elevations and sections of the dwellings
 - (d) A plan indicating the extent of ground works

The development shall be built in accordance with the approved details.

Reason No such details have been provided and in order to safeguard the character of the area and amenity of surrounding properties in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

The submitted details provide all the information outlined in (a) to (d) above. Extensive groundworks have been undertaken to form the frontage parking area, rear patios and to level the site for the construction of the building. The proposed elevations and layout appear accurate and show two, two storey dwellings with three bedrooms each, at first floor level and a large study room each, within the loft space. The proposed dwellings are therefore considered to be four bedroom properties.

Condition 4 reads as follows;

4. Prior to the commencement of development, a scheme for the whole site to provide for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be implemented in accordance with the details approved pursuant to this condition and shall be completed prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme submitted pursuant to this condition shall include the following, as appropriate:
- (a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
 - (b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run-off.
 - (c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason In order to ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on or off site flooding pursuant to Policy CS18 for Climate Change of the Local Plan Core Strategy 2014

The submitted details provide all the information outlined in (a) to (c) above. Surface water run-off from the application site would be directed via linear drains and downpipes to three soakaways located in the front garden. The location, surfacing and construction details for all areas of hard surfacing and roofed areas are illustrated.

Condition 5 reads as follows;

5. Prior to the commencement of the development, details of a foul drainage strategy shall be submitted to and approved by the Local Planning Authority in consultation with the water undertaker and Environment Agency. The development shall be constructed in accordance with the agreed detailed design and recommendations of the strategy. The dwellings hereby permitted shall not be occupied until the installed scheme is confirmed as meeting the agreed specifications.

Reason To ensure the development protects the groundwater environmental of the site and its locality generally and it compliant with the National Planning Policy Framework (NPPF). Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

The submitted details provide all the information required by the condition. Foul drainage would be directed to a public sewer located at the rear of the building via two pumping stations.

Condition 6 reads as follows;

6. Prior to the commencement of any above ground works, details of all materials to be used in the external faces of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy 2014.

The submitted details provide all the information required by the condition. The external facing details comprise;

Walls	Johnstone's Trade Stormshield Silicone Render in white
Roof	Marshall's Woolwich stock frogged brick in yellow
Windows/doors	Sandtoft 20/20 interlocking roof tile in Grey/dark grey
Retaining walls	UPVC grey casement
	Johnstone's Trade Stormshield Silicone Render in white
	Supreme Concrete Once Weathered coping stone (straight) in grey
	Castle concrete Twice Weathered coping stone in light grey
Pier Caps	Eurodec in grey
Steps	Marshall's Urbex Riven Paving in Charcoal
Railings	Black metal

Condition 7 reads as follows;

7. Prior to the first occupation of the dwellings hereby permitted, details of all hard landscaping (including the surfacing for the parking area and the areas surrounding the dwellings) and all boundary treatments and screening (including retaining walls, other walls, fencing and gates), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained without alteration.

Reason To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Local Plan Core Strategy 2014 and paragraph 127 of the National Planning Policy Framework 2019.

The submitted details provide all the information required by the condition. The hard surfacing details comprise;

Driveways	Marshall's keyblock block paving in charcoal
Paths/patios	Marshall's Riven slab in charcoal
Steps	Marshall's Urbex Riven Paving in Charcoal
Retaining walls	Materials set out above. Located on site frontage and around the building and of varying heights
Site boundaries	Timber fencing of varying heights, white rendered walls, retained original blockwork and brickwork front and side boundary walls

Condition 8 reads as follows;

8. Prior to the first occupation of the dwellings hereby permitted, a scheme detailing the proposed soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the dwellings. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Local Plan Core Strategy 2014 and paragraph 127 of the National Planning Policy Framework 2019.

The submitted details provide all the information required by the condition. The soft landscaping details include six planting areas of differing sizes to be planted with a mix of seven species. Quantities and sizes

and aftercare information is provided.

Condition 9 reads as follows;

9. Prior to the first occupation of the dwellings hereby permitted, details of the means for storing refuse for each dwelling shall be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved details. Thereafter the approved means of storage shall be retained at all times.

Reason In the interest of visual amenity in accordance with Policy CS19 Development and Design Principles of Gravesham Local Plan Core Strategy 2014.

The submitted details provide all the information required by the condition. The refuse storage details comprise of two wooden, double wheelie bin storage structures (1.3 metres width x 0.8 metres depth x 1.2 metres height), located on the site frontage.

Design, Character and Appearance

The proposed external facing materials, hard surfacing and retaining wall materials would not look out of place in the surrounding street scene. The retaining walls would not be excessive in height and provided that the existing brick piers at the site entrance are reduced to the height shown on drawing no. 009 Rev. B, then these would be visually acceptable and would not detract from pedestrian visibility.

The GBC Service Manager (Housing Operations) has advised that the proposed landscaping would be a sensible mix of native species including evergreen hedging/shrub with flowering species for pollinators. The originally submitted details showed the replanting of a mature tree on the site frontage, which would have been detrimental to visual amenity and undermine biodiversity. However, the amended details show that the existing tree would be retained. The proposed landscaping would soften and green the proposed built form and would be visually acceptable.

Whilst it is unfortunate that the proposed refuse stores would be located on the site frontage and visible from public vantage points, the boundary treatments would provide some screening and their wooden construction would not significantly look out of place in the surrounding street scene.

Overall, the proposal would be acceptable in design and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The originally submitted details included the provision of a vehicle parking space in the rear garden of the southernmost dwelling. This would have resulted in that dwelling having a reduced private garden area, which would have been detrimental to the living conditions of future occupiers. However, the amended details have omitted this parking space and increased the available garden space.

The proposed rear gardens would not meet the minimum standard for dwellings with four bedrooms (NB the loft study rooms would be of significant size and could be used as bedrooms). At circa 85 square metres, they would be significantly below the 100 square metres required. However, it is noted that the garden depth would exceed the minimum, that a three bedroom dwelling requires (60 square metres) and that the original planning permission for the dwellings did not remove their permitted development rights for extensions. Therefore, some encroachment into the garden area would always have been likely. As such, in this instance, the reduced garden area would not be a sufficient ground for refusal.

The proposed bedrooms would exceed the minimum floor area requirements for single and double bedrooms in the Nationally Described Space Standard (2015).

The proposed refuse storage would have sufficient space to accommodate 1 x 180 litre bin (non-recycling) and 1 x 240 litre bin (for recycling) but would not accommodate a 240 litre garden bin. Whilst this is unfortunate, the garden bin is optional for future occupiers and sufficient space in the rear garden would

exist to accommodate it, if required. Therefore, the proposed refuse arrangements would be acceptable.

The proposed development would provide acceptable living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The submitted details would not have any adverse overlooking, overshadowing or overbearing impacts to any of the surrounding occupiers and as such, would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Parking and Highways

KCC Highways & Transportation do not raise an objection and the submitted details illustrate four parking spaces located on the site frontage. The existing brick piers on either side of the entrance to the site would be reduced to 0.6 metres height, which would improve pedestrian visibility and the proposed surfacing would be permeable.

The submitted details would not be detrimental to highway safety and show adequate vehicle parking for the two proposed dwellings. As such, they would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the of the Gravesham Local Plan First Review (1994).

Drainage

The Environment Agency and KCC Flood & Water Management have declined to comment on the submitted foul and surface water drainage details but Southern Water does not raise any objection.

The submitted details illustrate an appropriately designed sustainable urban drainage (SUDs) scheme and show that foul drainage would be discharged via two pumping stations to an existing public sewer. As such, there would be no adverse drainage impacts and the proposal would be in line with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

It is noted that most of the development shown in the submitted details has already been undertaken at the application site. However, some aspects of the existing development would need to be altered, in order for the application site to be considered as being in line with the conditions attached to planning permission 20210046. The GBC Planning Enforcement Team will contact the applicant regarding these alterations but for clarification, it is important for the alterations to be completed as soon as possible. The following list highlights the main alterations required;

- Reduction in the height of the brick piers at site entrance to 0.6 metres.
- Removal of rear parking area and its replacement with lawn.
- Removal of the rear gate and its replacement with a boundary treatment to match existing (as shown on drawing no. 009 Rev. B received 27 May 2025).
- Removal of the rear crossover and installation of a new crossover at the front driveway entrance – to comply with condition 10 of planning permission 20210046.
- The tree located on the site frontage must be retained.

The applicant should note that the existing frontage parking area would be subject to condition 12 of planning permission 20210046, i.e. no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any provision equivalent to that Order in any statutory instrument revoking and re-enacting that Order, with or without modification, shall be carried out on the site in such a manner or in such a position so as to preclude its use for vehicle parking. As such, the existing frontage parking area must be permanently retained and not be subject to any alteration without a new planning application first being submitted and approved.

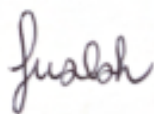
Conclusion

The submitted details submitted in relation to planning permission reference 20210046 are acceptable.

Recommendation

Conditions 3-9 of planning permission reference 20210046 can be discharged.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	19 June 2025	Dated:	19 June 2025