

Delegated Report

Application No: 20250076

Location: Northfield House Wrotham Road Meopham Gravesend Kent DA13 0AQ

Description: Demolition of garage and erection of a self-build 3 bed dwelling in rear garden of Northfield House.

Applicant: Mr M Rossi

Site Visit Date:

Submitted Documents/Plans

The application comprises the following documents and plans:

- Planning application forms.
- Design and Access Statement (January 2025).
- Custom and Self Build Delivery Statement.
- Drawing no. D-01 - Site Location Plan.
- Drawing no. D-02 Rev A - Existing Block Plan.
- Drawing no. D-05 Rev A - 20240296 Approved Floor Plans and Elevations For New Dwelling.
- Drawing no. D-07 - Northfield House Floor Plans.
- Drawing no. D-08 - Northfield House Elevations.
- Drawing no. D-09 Rev A - Street Elevation As Proposed.
- Drawing no. D-10 Rev B - Proposed Block Plan.
- Drawing no. D-11 - Plans, Sections & Elevations As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240296	Demolition of existing garage and outbuilding and the erection of a detached 3 bedroom dwelling and outbuilding to form home office and gym, with erection of a 3 bay garage in the garden of Northfield House.	Permitted	06.06.2024
20221153	Outline application with some matters reserved for the demolition of Northfield House	Approved	23.02.2023

	and outbuildings and the erection of two detached dwellings, with associated parking, access and amenity areas.		
20220823	Outline application for the demolition of Northfield House and outbuildings and the erection of three detached dwellings, with associated parking, access and amenity areas.	Refused	26.09.2022
20080188	Continued display of non-illuminated free standing sign in front garden and wall mounted sign on side elevation of house.	Consent	27.03.2008
20070988	Outline application for the demolition of existing dwelling and erection of two detached two storey dwellings each with garage.	Permitted	10.01.2008
19900346	Change of use of part of the ground floor from shop to residential and alterations to the ground floor front elevation.	Permitted	07 Jun 1990
19550136	Erection of a dwelling	Refused	07.10.1955

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development.
- CS02 – Scale & Distribution of Development.
- CS11 – Transport.
- CS12 – Green Infrastructure.
- CS14 – Housing Type and Size.

- CS15 – Housing Density.
- CS18 – Climate Change.
- CS19 – Design & Development Principles.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards.
- T1 – Impact of Development on the Highway Network.
- T5 – New Accesses onto 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 First 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 5 – Delivering a sufficient supply of homes.
- Section 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.
- Section 15 – Conserving and enhancing the natural environment.

Supplementary Planning Guidance

- 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).
- Design for Gravesham (2024).
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

External

Meopham Parish Council

Due to the concerns over the access to the site Meopham Parish Council objects to the application.

KCC Heritage

The application site is within an area of Iron Age and Romano-British archaeological potential. There is no indication from historic mapping or aerial photography for significant past development impacts in the area of the proposed works and therefore there is the potential that any below-ground archaeological remains may be relatively undisturbed. Any such remains could be

impacted by the proposed development and therefore I recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

To ensure that features of archaeological interest are properly examined and recorded during development works:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Specification which has been submitted to, and approved in writing, by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with local and national planning policy.

I would be happy to discuss any of the above further and provide the applicant with a brief for the archaeological works on request.

KCC Highways and Transportation

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

1 Provision and maintenance of 2.0 metres x 2.0 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6 metres above footway level, prior to the use of the site commencing.

2 Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

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 and 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.

Neighbouring properties

Nine surrounding properties were consulted. six representations have been received raising objection on the following grounds:

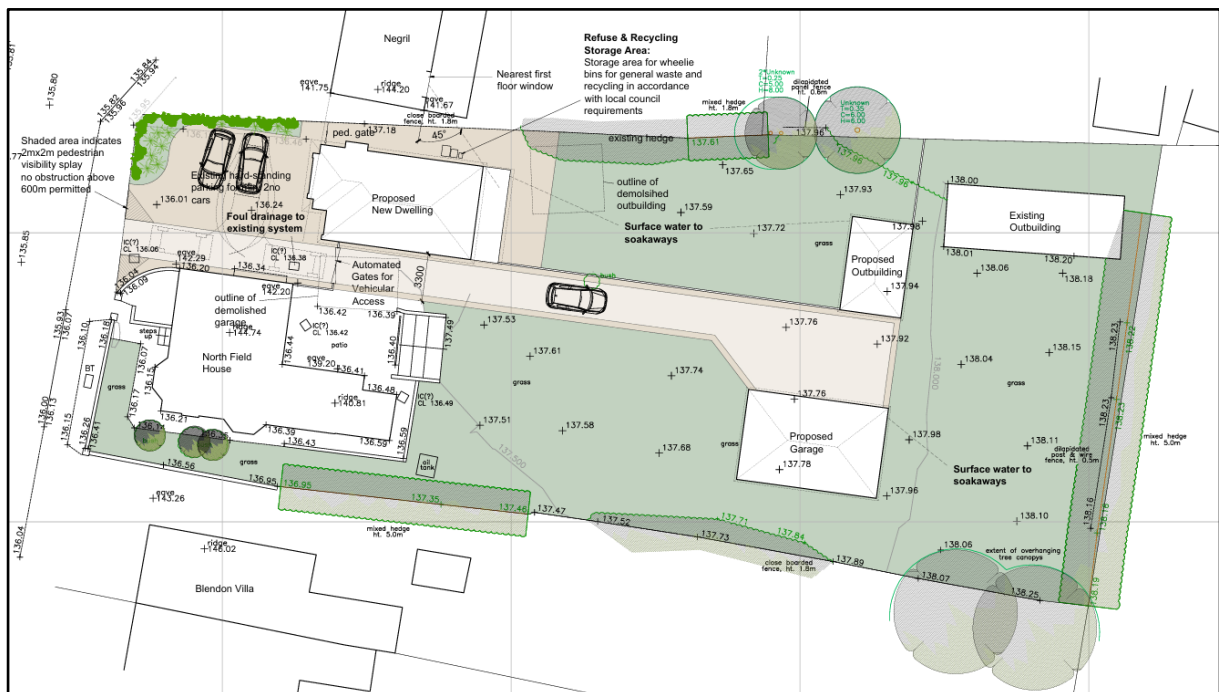
- The house will overlook neighbours gardens and houses.
- It will block light to other dwellings.
- It will lead to further properties being built on this land.
- These works will be carried out opposite a school, doctors practice and library. The heavy use of deliveries and labours vehicles will be a risk to the school children.
- A significantly old and protected tree has been removed to allow for this.
- There is insufficient space for a building, especially of this size, to be placed in the garden of Northfield House.
- It will create unacceptable noise and pollution (including car fumes and noise as well as general living noise from residents).
- There will be additional traffic issues with more vehicles using the plot.
- The peaceful village environment will be eroded away further with additional unnecessary noise, pollution and additional strain on the already overburdened local amenities such as GP surgery, our drainage system for the plot and surrounding area etc.
- Concern for the old oak tree we have in our garden adjacent to the northeast of this plot which would likely be affected by the groundworks necessary.
- This application is inappropriate and crams far too much building into the space available.
- The proposal would increase the danger on the A227 at a very congested junction.

Analysis

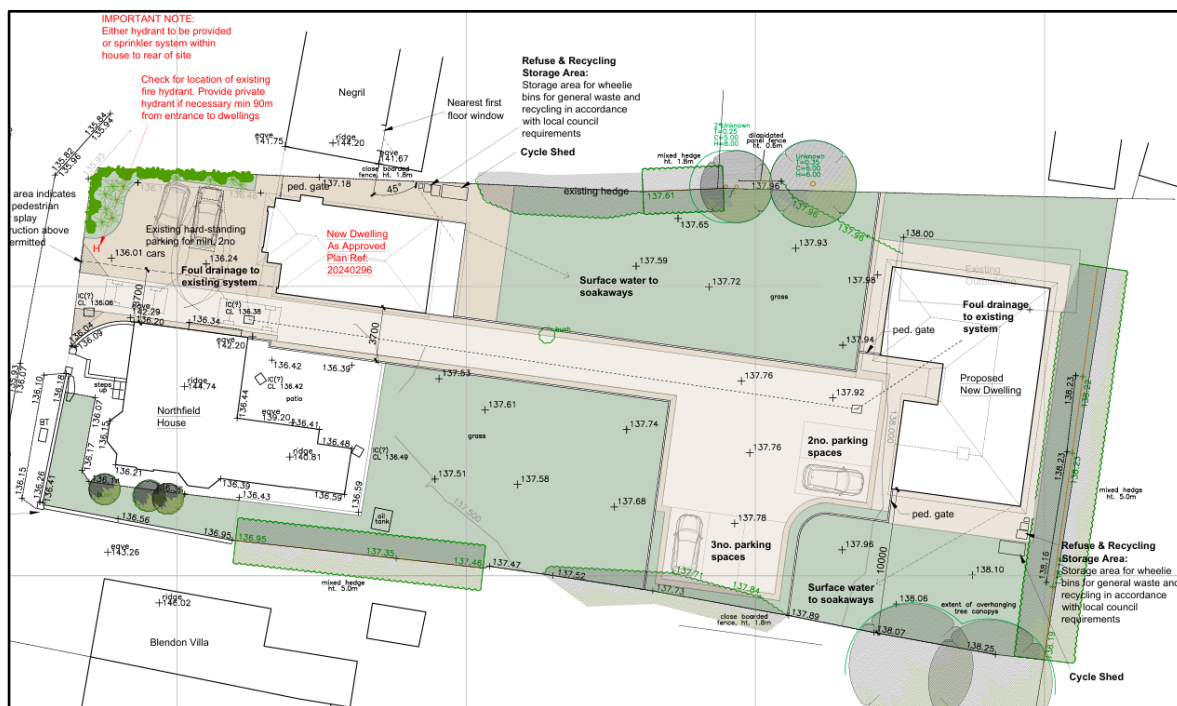
The application site lies on the eastern side of Wrotham Road. It comprises a two-storey, detached residential dwelling set within a large garden area which can be seen in the following extract from Google Street View:



In 2024 planning permission was granted for “demolition of existing garage and outbuilding and the erection of a detached 3 bedroom dwelling and outbuilding to form home office and gym, with erection of a 3 bay garage in the garden of Northfield House” (Gravesham planning preference 20240296). The approved block plan showing the layout of the development is set out below:



The current proposal involves the “demolition of garage and erection of a self-build 3 bed dwelling in rear garden of Northfield House”. The proposed layout is shown on the proposed block plan below:



Housing need

Hopkins Homes Ltd v Secretary of State for Communities and Local Government [2017] 1 W.L.R. 1865, Lord Carnwath reemphasised that the National Planning Policy Framework is only a material consideration in planning decisions and that planning applications should be determined in accordance with the development plan. Paragraph 12 of the NPPF expressly states that the starting point for decision-making is the development plan. Lord Carnwath as part of the Supreme Court decision stated,

It is important, however, in assessing the effect of the Framework, not to overstate the scope of this policy-making role. The Framework itself makes clear that as respects the determination of planning applications (by contrast with plan-making in which it has statutory recognition), it is no more than "guidance" and as such a "material consideration" for the purposes of section 70(2) of the 1990 Act... It cannot, and does not purport to, displace the primacy given by the statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme.

It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point a decision is taken. The Council published a revised 5 year housing land supply statement in March 2023, it demonstrates that based on data up for the period 2022-2027, the Council can only demonstrate a land supply of 2.9 years.

Given the Council's current inability to demonstrate a 5-year housing land supply, and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Gravesham's Local Plan Core Strategy (LPCS) (2014) Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the National Planning Policy Framework (NPPF) (2024). This requires that in regard to housing development, planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF at footnote 7 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest;
- Land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75);
- and areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the NPPF and established local planning policy taken as a whole.

Principle of development

The broad principle of the proposed residential development finds support in the NPPF. Paragraph 61 is particularly relevant:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

In addition, paragraph 73 requires that in order to promote the development of a good mix of sites local planning authorities should, *inter alia*, "support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes"

The application site is defined on the Policies Map of the Gravesham Local Plan Core Strategy as lying within the settlement of Meopham Green. This is a rural settlement inset from the Green Belt. Policy CS02 of the Core Strategy states:

In the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map.

In light of these considerations, there is no objection to the broad principle of residential development subject to the proposal being appropriate in terms of other planning issues.

Design, character and appearance

At a national level good design is one of the central requirements of the NPPF:

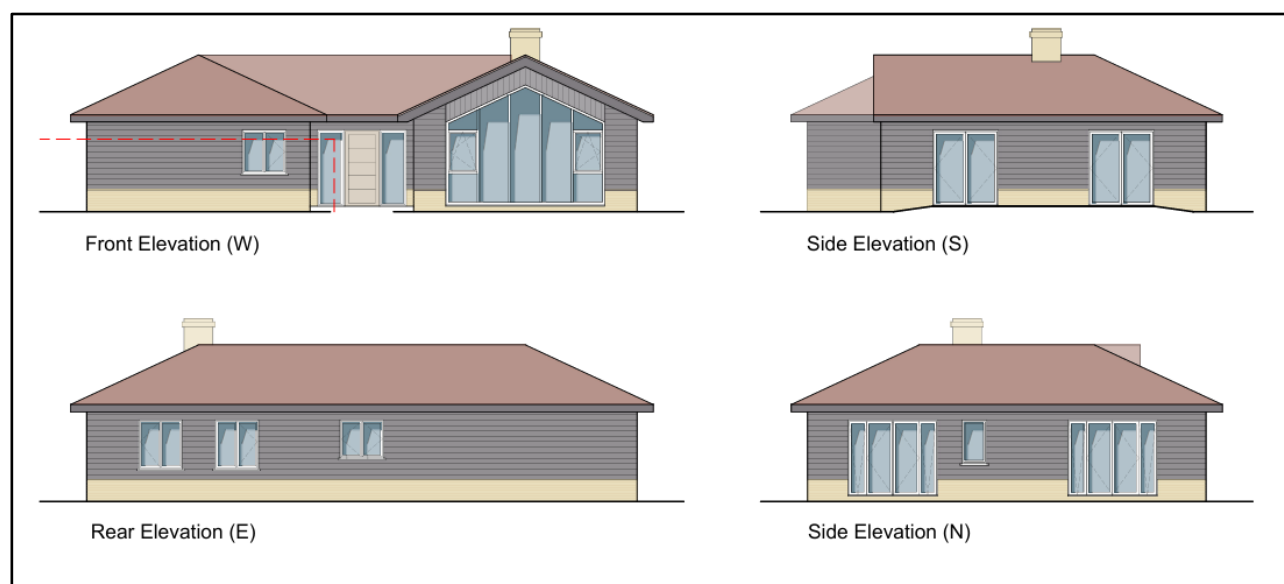
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131)

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council's Core Strategy. This requires new development to be "visually attractive, fit for purpose and locally distinctive" and to "conserve and enhance the character of the local built, historic and natural environment". It also requires new development to "integrate well with the surrounding local area". In addition, Policy CS19 requires the following:

....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

Design for Gravesham (2024) expands on the Core Strategy, and Policy CS19 in particular to provide additional clarity on what is expected of applicants when submitting design proposals, setting out the minimum requirements to achieve design quality.

The proposed elevations of the new dwelling are shown below:



There is no objection to the design of the proposed dwelling *per se*. It comprises a modest-sized bungalow with a low profile pitched roof. This locality is characterised by dwellings of varied age and architectural style. Furthermore, the building would be located to the rear of the existing garden area and as such would not be subject to widespread public view.

However, there is concern with respect to the plot size for the proposed dwelling and the impact this would have on the character of the locality. The existing property benefits from a large rear

garden with a depth of at least 50m. This is characteristic of many of the houses along this part of Wrotham Road, particularly to the south of the site, where the most comparable properties are located. The proposal would result in a development which would be located on a much smaller plot than these neighbouring properties. Furthermore, the footprint of the proposed dwelling would occupy a significant proportion of the site leaving a modest-sized garden area that would be substantially smaller than the size of surrounding gardens. In these respects, the proposal would be out of character with the locality.

In the Design and Access Statement accompanying this application, reference is made to a site in proximity to the current application site known as Graveney Lodge. In August 2021 planning permission was granted for a single storey dwelling house on this site (Gravesham planning reference 20201100 - subsequent minor material amendments were granted under application 20220265 and non material amendments under planning reference 20220808).

An extract from the block plan approved under reference 20201100 is shown below:



This extract demonstrates that the plot and garden sizes of the existing and proposed dwellings remained generous and in keeping with the surrounding plot/garden sizes. This is not a comparable scheme to the current proposal, which would be located on a significantly smaller plot with a much smaller sized garden area.

In light of these considerations, the proposed development would materially harm the character and appearance of the locality. It would therefore fail to meet the tests set out in Section 12 of the NPPF, Policy CS19 of the Core Strategy and Design for Gravesham (2024).

Residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

As the proposed dwelling would be single storey, and given its separation distance from neighbouring properties, there would not be a significant impact on nearby occupiers in terms of window-to-window overlooking or the loss of privacy to private garden areas. In addition, due to the limited height and scale of the dwelling and its distance from other properties, there would not be a significant impact in terms of loss of sunlight, daylight or outlook.

This proposal would introduce parking and turning facilities for five vehicles within the rear part of the site. This comprises two car parking spaces for the proposed dwelling and three spaces for Northwood House. These would be reached by an access road located between Northwood House and the new dwelling approved under planning reference 20240296.

The noise and disturbance created by vehicles using this access road together with the parking and turning of vehicles within this backland location would have a detrimental impact on the amenity of existing and future occupiers. Disturbance would also include engines revving, car doors slamming and during hours of darkness nuisance from headlights. It would have a significant impact on the occupiers of the dwelling approved under planning reference 20240296 and their enjoyment of their rear garden area, particularly as none of these vehicle movements would be associated with their property.

Internal space standards

The “Technical housing standards – nationally described space standard” was published by the Department for Communities and Local Government in March 2015. This document sets out requirements for the gross internal area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home.

The proposed dwelling would comprise a one-storey, three-bedroom, five-person dwelling. The required minimum gross internal floor area for such units is 86m². The gross internal floor area of the proposed dwelling would exceed this standard.

The dwelling would also meet the minimum standards for room sizes as set out in the Council’s adopted Residential Layout Guidelines.

Amenity space

The Gravesham Residential Layout Guidelines require a minimum garden area of 60.0m² for a 3 bedroom property and a minimum depth from the rear wall of the house of 10.0m. The submitted drawings indicate that the garden would be located to the side of the proposed dwelling. This would have a depth of 10.0m when measured from the flank elevation of the property. It would also exceed 60.0m² in area. As such the proposal would meet the minimum standards for amenity space as set out in the Council’s adopted Residential Layout Guidelines.

Parking and highways

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards. These standards require a maximum of two spaces to be provided for dwellings with two and three bedrooms and three spaces for dwellings with four or more bedrooms.

The submitted drawings indicate that Northwood House would be provided with three spaces. The proposed new dwelling would be provided with two spaces. This level of provision complies with the Kent County Council Vehicle Parking Standards and as such there can be no objection on

parking grounds.

The comments of KCC Highways and Transportation have been noted. The required pedestrian visibility splays can be provided as shown on the submitted proposed block plan. Furthermore, as set out above, sufficient on-site parking could also be provided. If permission were to be granted, these requirements could therefore be secured by planning condition.

Recreational Pressures on the Thames Estuary and Marshes Special Protection Area (SPA) and SAMMS

The Thames Estuary and Marshes Special Protection Area (SPA) is classified in accordance with the European Birds Directive which requires Member States to classify sites that are important for bird species listed on Annex 1 of the European Directive, which are rare and/or vulnerable in a European context, and also sites that form a critically important network for birds on migration. It is also listed as a Wetland of International Importance under the Ramsar Convention (Ramsar Site). Studies have shown marked declines in key bird species, particularly in areas that are busiest with recreational activity. Research conducted in 2011 found that additional dwellings were likely to result in additional recreational activity, causing disturbance to protected bird species that over-winter or breed on the SPA and Ramsar Site. The studies found that 75% of recreational visitors to the North Kent coast originate from within 6 km of the SPA boundary and Ramsar Site. The impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European Sites.

The Local Planning Authority has mitigated out the impacts of this on each and every planning application for a new residential development of one or more units within the 6km zone since September 2015 by accepting a Strategic Access Mitigation and Monitoring Strategy (SAMMS) (tariff) payment (currently £328.27 per dwelling) where applicable. This approach is approved by Natural England for all new residential developments. For every planning application for a new dwelling (including new flats), the tariff contributions are secured through a Section 106 legal agreement or unilateral undertaking or if there are no other financial contributions this is secured through a contribution agreement. Where a developer is unwilling to make the SAMMS payment, sufficient evidence is required to be supplied to enable the Council to undertake an Appropriate Assessment to determine that it is unnecessary to mitigate any potential Likely Significant Effect.

The tariff has previously been accepted effectively in lieu of an Appropriate Assessment (AA). However, in a recent Court of Justice European Union (CJEU) ruling this approach was not considered to be valid, as the CJEU considered the first stage to be a screening assessment as to whether the development either alone or in combination, is likely to have significant effects on a designated site without mitigation. In this respect, the CJEU judgement made a distinction between “the plan or project” itself and “measures intended to avoid or reduce the harmful effects of a plan or project on a European site”. This means that mitigation measures, which are intended to avoid or reduce effects, should be assessed within the framework of an Appropriate Assessment and that mitigation measures cannot be taken into account at the screening stage.

The applicant has not made the required contribution. On this basis, the proposal would fail to comply with the NPPF, Policy CS12 of the Core Strategy and the requirements of the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

The applicant has confirmed that the proposed development will be self-built and therefore is exempt from BNG.

Conclusion

It is acknowledged that the Council is currently unable to demonstrate a five-year housing supply and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 of the Core Strategy must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF.

The proposed development for a net increase of one dwelling would offer a limited contribution towards meeting this local need and delivery and, accordingly, adds some weight in support of the application.

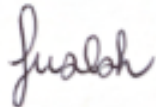
However, notwithstanding this a balanced approach has to be taken and it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and established local policy taken as a whole.

In this case the balance is tilted towards refusal for the reasons set out in the recommendation below.

Recommendation:

REFUSE PLANNING PERMISSION

See draft Decision

Case Officer: Gary Edwards	Team Leader: Mrs Faye Walsh
Signed: Gary Edwards	Signed: 
Dated: 07/04/2025	Dated: 08 April 2025