



Delegated Report

Planning Application - Conditions

Application no:	20220796
Location:	Ellenor Coldharbour Road Northfleet Gravesend DA11 7HQ
Description:	Application for approval of conditions 3 and 6 attached to planning permission reference number 20220633 relating to (3) the details of code of construction conduct and (6) proposals for foul and sewage disposal.
Applicant:	Mr Tim Hammond, Ellenor
Site Visit Date:	Desktop only; previous visit 17 September 2019

The Site and Surroundings

The Ellenor Hospice is located on the north side of Coldharbour Road Northfleet opposite the Morrison's supermarket and its customer car park and associated petrol filling station and close to the junction with Packham Road. It occupies a site area of 0.7 hectares.

The Ellenor Hospice (formerly Lions Hospice) provides inpatient and outpatient hospice care and support to families and for people of all ages in Kent facing terminal illness and has been at this site for over 25 years. The hospice currently provides 15 bedded inpatient facilities for people from 14 years to adulthood. There are two adult teams: 'The Hospice at home' for people in their own homes and the 'Care Home Support team' for people in care and nursing homes. Children's services include a respite service for parents and carers; and cancer care for children so they can receive chemotherapy in their own homes and a range of clubs and activities.

The Hospice is located within a brick and tile building principally single storey but with some first-floor roof accommodation and is set within well landscaped and enclosed gardens. The tarmac car park for the Hospice is situated on the west side of the building where the main entrance is located and provides car parking for 30 cars with access from Coldharbour Road. There is a rear entrance used as a service access in Marks Square. At the rear of the building is an existing mobile classroom. The site is screened at the rear by tree planting and timber fencing.

There is a wide-open grassed amenity strip of land containing a number of attractive trees adjacent to Coldharbour Road which is all within the ownership of the hospice. There is a short path across the amenity area that connects the footway in Coldharbour Road to the enclosed garden area of the hospice.

There have been a number of additions to the main hospice building since it was first permitted in 1990, details of which are set in the planning history section of this report.

The Hospice adjoins an open field to the east now being developed by Vistry Group (Bovis) and Persimmon Homes for the construction of 400 homes. To the north and at the rear of the site is Marks Square where there is a mix of terraced and semi-detached two storey, including Council owned dwellings. There is layby in Coldharbour Road opposite the entrance into the hospice car park. There is a bus service (service 306/308) that runs along Coldharbour Road and into Morrison's.

Relevant Planning History

Planning Application History

Ref No	Description and Site	Decision	Date
19900081	Erection of part single storey part two storey building to form a 10-bed ward Hospice with ancillary day care facilities, associated parking for 25 cars and landscaping and formation of a vehicular access onto Coldharbour Road.	Permission	26.03.1990
20010073	Erection of single storey rear extension to form store, nurses rest room and enlarged mortuary and extension under the existing front entrance canopy to form enlarged reception area.	Permission	28.03.2001
20020932	Erection of single storey rear extension to form nurse's room, storage room and an enlarged refrigeration room.	Permission	30.12.2002
20030791	Erection of extension to canopy on main entrance and a conservatory on the south-eastern elevation.	Permission	05.11.2003
20040111	Erection of single storey extension to and conversion of existing stores to form two conference rooms, reception area and wc accommodation.	Permission	13.04.2004
20061060	Erection of a two-storey extension on western side elevation to form a lift shaft and construction of an open canopy at the main entrance.	Permission	22.01.2007
20070674	Erection of single storey extension on the eastern corner to provide three additional patient bedrooms.	Permission	18.09.2007
20100006	Erection of single storey extensions to form day therapy room, dining room and sacred space.	Permission	04.03.2010
20100657	Application for non-material amendment to planning permission reference number 20100006 relating to the erection of single storey extensions, for the amendment of the external materials from zinc cladding to render, omission of the grass roof and details of an amended landscaping scheme.	Permission	12.10.2010
20130761	Installation of externally mounted chiller unit at the rear.	Permission	23.09.2013
20170643	Retention of an existing portacabin and siting of 1no. Portacabin - both for a temporary three-year period.	Temporary Permission	29.08.2017
20190756	Expansion and refurbishment of the existing Ellenor Hospice to provide 12 en-suite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout;	Permission	23.10.2019

	construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station		
20201363	Renewed temporary planning permission (limited to 5 years) for the continued siting of 2no. existing Portacabins to provide training, meeting and lecture facilities at Ellenor Hospice	Temporary Permission	28.04.2021
20211398	Minor material amendment application for variation of conditions 2, 10, 13, 14 and 16 attached to planning permission reference no. 20190756 for expansion and refurbishment of the existing Ellenor Hospice; to allow for phasing of the project, amendment of the design to accommodate measures to improve ventilation including minor increase in height, amendment to plant enclosure, various external amendments to doors, fenestration, fencing and hard surfaces etc., and relocation of parking due to anomalies in ownership areas.	Permission	27.01.2022
20220633	Minor material amendment application for variation of conditions 8 and 9 attached to planning permission reference no. 20190756, as subsequently amended by planning permission reference no. 20211398, for expansion and refurbishment of the existing Ellenor Hospice; to allow a phased development of the site in respect of the submission of details of materials, surface treatments and boundary treatments and in respect of details of external lighting.	Permission	08.08.2022
20220705	Application for approval of condition 7 attached to planning permission reference number 20220633 relating to the Specification for an Archaeological Watching Brief.	Approved	23.08.2022
20220796	<i>This Application</i>		

Note: There have been a number of other temporary permissions and consents for signs and advertisements, which have not been listed above and pre-application enquiries

Proposal

This application is for approval of conditions 3 and 6 attached to planning permission reference number 20220633 relating to the details of the code of construction conduct and proposal of foul and sewage disposal.

Submitted Plans and Documents

Application Form

Covering letter from David Hicken Associates, dated 15 July 2022

Document No BC1953/SLP/001 Rev B and BCE4793/SLP/002 Rev A: Site Logistics Proposal by Barnes Construction

Development Plan and other related Planning Policies and Guidance

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)
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020)

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site lies within an **urban area** (Policy CS02) and adjoining a **key site** (Policy CS21) and Coldharbour Road is a **local distributor** in the highway network (Policies T1-T5) in the Gravesham Local Plan Core Strategy Policies Map

The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance to the consideration of this application:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS10: Physical and Social Infrastructure
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles
Core Strategy Policy CS20: Heritage and the Historic Environment
Core Strategy Policy CS21: Land at Coldharbour Road Key Site

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994. The following remaining saved policies are relevant to the consideration of this application:

Policy T1: Impact of Development on the Highway Network
Policy T5: New Accesses onto Highway Network
Policy P3: Policy for Vehicle Parking Standards

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF 2021, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application, albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts
Proposed Policy INF 4: New Accesses and Junctions
Proposed Policy FW 3: Managing Flood Risk
Proposed Policy AM 1: Air Quality
Proposed Policy AM 2: Contaminated Land

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) July 2021 is a material consideration. The following paragraphs are specifically highlighted as being of importance to the consideration of the development proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered.

Section 2, Paragraphs 7 - 14: Achieving sustainable development
Section 4, Paragraphs 38 - 59: Decision Making
Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport
Section 12, Paragraphs 126 - 136: Achieving well-designed places
Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this application:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- Vehicle Accesses on Classified Highways (SPG6 November 1992)

Consultations, Publicity and Representations

Internal Consultations

GBC Regulatory Services Environmental Protection

In principle, this Service is overall satisfied with the information submitted with regards to the discharge of condition 3. However, before the condition is discharged, we ask that a comprehensive complaints procedure is implemented, including a letter drop to all nearby residents to advise them of the works taking place, including an emergency contact number.

GBC Highways Development Management Officer

Considering the foul drainage first, there appears to be an error in their drawings. Manhole FO2 has an invert level of 44.75m the drain then climbs to FO5 with an invert of 46.05 metres when it falls continuously to the pump station. For the system to work FO2 must have the highest invert level on the line.

Whilst not part of this application I also note the proposed soakaway near the Morrisons roundabout is within 5 metres of the highway and as such fails the requirement of The Building Regulations.

With regards to the code of construction conduct, it should I believe be modified to state

1. Any works or the placing of signs on the highway etc, will be discussed with the relevant section of Kent County Council as highway authority and adequate notice given of intentions to allow any issues to be resolved.
2. Any security lighting should be carefully angled so only the site and its perimeter is lit, there should be no overspill on to the surrounding highway or any gardens
3. Site gates should be opened, when necessary, to ensure no vehicle has to wait on the highway whilst gates are opened or closed, the exceptions would be first in, in the morning and last out at night

Ward Councillors

No comments received

External Consultations

Southern Water

Southern Water have no objections to discharge condition 06 relating to foul drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

The Council's Building Control officers or technical staff should be consulted regarding the discharge condition 06 for surface water disposal.

Southern Water have no comments to make with respect to condition 3.

Kent County Council Highways and Transportation

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 Condition 3. The discharge of Condition 6 has no highway implications.

Publicity and Representations

None required for discharge of planning conditions

Planning Analysis and Appraisal

Introduction

Planning permission was granted by the Borough Council to application reference 20190756 on 23 October 2019 for expansion and refurbishment of the existing Ellenor Hospice to provide 12 en-suite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station

The development permitted was for an additional 910m² made up of:

- (1) Inpatient Unit extension - 326m² (single storey)
- (2) Outpatient - 474m² (two storey)
- (3) Ancillary building (rear) - 60m² (single storey), and
- (4) External store and Workshop - 50m² (single storey).

The permission was subject to 19 planning conditions and various informatives.

The works to implement the planning permission have not yet commenced.

In 2021 planning permission was granted under ref 20211398 for variation of conditions 2, 10, 13, 14 and 16 attached to planning permission reference no. 20190756 for expansion and refurbishment of the existing Ellenor Hospice; to allow for phasing of the project, amendment of the design to accommodate measures to improve ventilation including minor increase in height, amendment to plant enclosure, various external amendments to doors, fenestration, fencing and hard surfaces etc., and relocation of parking due to anomalies in ownership areas. That application involved some minor design and layout changes including to the car parking layout.

In 2022 planning permission was given under ref 20220633 for a minor material amendment application for variation of conditions 8 and 9 attached to planning permission reference no. 20190756, as subsequently amended by planning permission reference no. 20211398, for expansion and refurbishment of the existing Ellenor Hospice; to allow a phased development of the site in respect of the submission of details of materials, surface treatments and boundary treatments and in respect of details of external lighting.

This current application seeks approval for details of the code of construction conduct (condition 3) and proposals for foul and sewage disposal (condition 6)

The application was originally submitted to discharge conditions 3 and 6 of ref 20211398 but subsequently it has been agreed by the applicant's agents that this should now refer to conditions 3 and 6 of application ref 20220633 as that more recent permission has effectively superseded two earlier consents.

The Conditions

The relevant conditions are as follows:

Condition 3 - Code of Construction Conduct

No development shall take place until a comprehensive Code of Construction Practice (CoCP) covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority. No works shall commence until approval of this report has been given by the Local Planning Authority.

The CoCP shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery
- (c) A Construction Traffic Management Plan covering:
 - Routeing of delivery vehicles to and from the site
 - Parking and turning areas for construction and delivery vehicles and site personnel
 - The hours of operation for construction traffic and timing of deliveries
 - Type and location of wheel washing and chassis cleaning facilities
 - Temporary traffic management/signage
- (d) Details of the location of the proposed construction compound
- (e) Details of security fencing
- (f) Details of stockpile areas for building materials or for fill or removed topsoil
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage
- (h) Ecological mitigation measures
- (i) Measures to be undertaken to protect any public sewers and water apparatus
- (j) Details of vibration monitoring and mitigation during any necessary piling works
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and public footpaths
- (l) Details of temporary construction or security lighting; and
- (m) Monitoring and review provisions with the Local Planning Authority.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason: To ensure the free flow of traffic on the highway, to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11 (Transport), CS12 (Green Infrastructure) and CS19 (Development and Design Principles).

Submitted Details to discharge condition

Document No BC1953/SLP/001 Rev B and BCE4793/SLP/002 Rev A: Site Logistics Proposal by Barnes Construction

Code of Construction Conduct by Barnes Construction

Analysis and Comments

In response to the planning consultation GBC Regulatory Services Environmental Protection have no objection to the Code of Conduct but asked that a comprehensive complaints procedure is implemented, including a letter drop to all nearby residents to advise them of the works taking place, including an emergency contact number.

GBC Highways Development Management Officer have asked that the code of construction conduct is modified to state

1. Any works or the placing of signs on the highway etc, will be discussed with the relevant section of Kent County Council as highway authority and adequate notice given of intentions to allow any issues to be resolved.
2. Any security lighting should be carefully angled so only the site and its perimeter is lit, there should be no overspill on to the surrounding highway or any gardens
3. Site gates should be opened, when necessary, to ensure no vehicle has to wait on the highway whilst gates are opened or closed, the exceptions would be first in, in the morning and last out at night

In response the applicant's agents in an email dated 28 August 2022 state:

1. Any works or the placing of signs on the highway etc, will be discussed with the relevant section of Kent County Council as highway authority and adequate notice given of intentions to allow any issues to be resolved.

This is accepted and agreed.

2. Any security lighting should be carefully angled so only the site and its perimeter is lit, there should be no overspill on to the surrounding highway or any gardens.

None is expected, but if used this will be adhered to.

3. Site gates should be opened, when necessary, to ensure no vehicle has to wait on the highway whilst gates are opened or closed, the exceptions would be first in, in the morning and last out at night.

It is not expected that any gates will be provided.

4. In respect of the EHO comment regarding condition 3, I can advise that a leaflet drop will be undertaken to residents one week prior to commencement of works on site.

This leaflet will provide a name, contact number, and e-mail address for Ellenor as well as the site foreman.

Any complaints will be responded to within 24 hours and corrective measures put in place following consideration of any issues raised.

It is considered that with these amendments the submitted details are satisfactory.

Recommended: Discharge condition 3

Condition 6 - Drainage

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water; the development shall be implemented in accordance with the approved details.

Reason: To ensure that an acceptable means of foul disposal for the development is agreed with the sewerage undertaker and in accordance with Policy CS18 of Gravesham Core Strategy Gravesham Local Plan Core Strategy (September 2014) and Section 94 of the Water Industries Act 1991.

Submitted Details to discharge condition

Drawing No 128746-FAH-00-DR-DR-D-0502 Rev P3: Overall Drainage Layout

Analysis and Comments

In response to the planning consultation Southern Water have no objections to discharge condition 6 relating to foul drainage.

GBC Highways Development Management Officer queried the accuracy of the foul drainage drawings and the location of the soakaway being within 5 metres of the highway.

In response the applicant's drainage engineers advise that they are fully satisfied that the scheme is compliant. They state:

We have reviewed section 3.25 of the Approved document H and CIRIA report 156, as far as I can see section 3.25 of the Approved Document H applies to ground surface infiltration systems with infiltration devices within the immediate proximity of the infrastructure which in this instance is the road. This is consistent with the infiltration systems considered within the CIRIA report 156.

Our proposal for this part of the site will involve the construction of a deep borehole soakaway, the infiltration system will be between 9-12m below ground, hence, the constructed infrastructure can be considered as a manhole within the proximity of the road. A deep borehole has not been identified within CIRIA report 156 (which is the basis of the underlying principles as set out in the Approved Document H) as an infrastructure likely to compromise the integrity of a road structure.

A revised overall drainage layout drawing has also subsequently been submitted.

It is considered that with these amendments the submitted details are satisfactory.

Recommended: Discharge condition 6

Conclusions and Balancing Exercise

The details submitted pursuant to these conditions accords generally with national and local policy and notably policies CS11 (Transport) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and the National Planning Policy Framework (NPPF) 2021, Section 9: Promoting Sustainable Transport, Section 12: Achieving well-designed places, Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change and Section 15: Conserving and Enhancing the Natural Environment.

The queries and comments from the various consultees have been positively responded to by the applicants such that there are no overriding concerns with the detail as submitted and amended.

It is therefore recommended that approval be given to conditions 3 and 6 attached to planning permission reference number 20220633 and being for (3) the details of code of construction conduct and (6) proposals for foul and sewage disposal.

RECOMMENDATION

APPROVAL subject to informatives

Planning Conditions

None

INFORMATIVES

1 EXTENT OF THE APPROVAL

For the avoidance of doubt approval is hereby given to the details submitted pursuant to conditions 3 and 6 attached to planning permission reference number 20220633 and being for (3) the details of code of construction conduct and (6) proposals for foul and sewage disposal.

It does not amend the permission or discharge any of the other planning conditions relating to that permission subject to those planning conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the following plans, details and particulars were submitted in support of this application for approval of details pursuant to planning conditions and were taken into account in making the decision

Application Form

Covering letter from David Hicken Associates, dated 15 July 2022

Document No BC1953/SLP/001 Rev B and BCE4793/SLP/002 Rev A: Site Logistics Proposal by Barnes Construction

Code of Construction Conduct by Barnes Construction

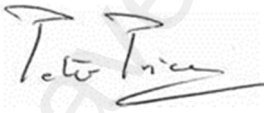
Drawing No 128746-FAH-00-DR-DR-D-0502 Rev P4: Overall Drainage Layout

Email from John Collins, David Hicken Associates, dated 30 August 2022 re amendments to Code of Construction Conduct

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance, necessary revisions were identified and made to the application, at which point it was able to be given approval.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	01 September 2022	Dated:	01 September 2022