

**23/01605/FUL**

**Applicant** Mrs Laura Payne

**Location** Catalyst Church Westminster Drive Upper Saxondale  
Nottinghamshire NG12 2NL

**Proposal** Change of Use of former Chapel (Use Class F1) to Hall or meeting place for the principal use of the local community (Use Class F2)

**Ward** Newton

Full details of the application can be found [here](#)

### **THE SITE AND SURROUNDINGS**

1. The application site relates to the Catalyst Church building, located on the north side of Westminster Drive and within the established village boundary of Upper Saxondale. Land directly to the rear of the church but within the application site boundary is sited within the Nottinghamshire Green Belt.
2. Immediately adjacent to the application building is a large pedestrianised frontage and a parking lay by. To the rear is a wooded area. The closest residential properties are located along Berkley Crescent to the west and Grosvenor Close to the north east. A restaurant (Venezia) is located opposite the application site.
3. The application building has been identified as a key unlisted building within the Upper Saxondale Conservation Area. Trees within the grounds of the Church are covered by a Tree Preservation Order (TPO).

### **DETAILS OF THE PROPOSAL**

4. The proposal seeks a change of use of the application building from use class F1 a non-residential building for public worship to a hall or meeting place for the principal use of the local community use class F2. Information provided to support the application suggests that a Scout group are the intended user of the building however the consideration of the application is based on the use of the site for uses falling within Use Class F2 (b).
5. There are no external alterations to the application building proposed as part of this application. The applicant has stipulated that there would be internal improvements to the kitchen and toilets, however these works would not require planning permission in their own right.

### **SITE HISTORY**

6. 94/00708/OUT - Development of land for residential and sports facilities, conversion of buildings to residential, commercial and community uses. 26.06.1995.

7. 94/00657/CON - Demolition of buildings | St James Park, Former Saxondale Hospital - approved 26.06.1995.
8. The Section 106 Agreement dated 23.06.1995 tied to these consents placed a restriction on the use of the chapel to primary use in connection with public worship or religious instruction and social, educational and fundraising activities ancillary or incidental to that use, along with obligations to keep the chapel in good repair and condition.

## **REPRESENTATIONS**

### **Ward Councillor(s)**

9. Ward Councillor (Cllr Soloman) objects to the application. Her comments are summarised as follows;
  - a) In terms of access, car journeys would be required between Bingham and Upper Saxondale generating an estimated 214 car journeys per week. The additional car traffic at Upper Saxondale creates issues around parking, traffic and road safety.
  - b) Parking is already an issue outside popular local restaurant Venezia at Upper Saxondale. Usually on Wednesday to Saturday evenings all parking bays are full and there is overspill on road parking along Westminster Drive between Venezia and Wellspring Church.
  - c) There is no suitable area for cars dropping-off to turn around to leave the village. This will result in additional traffic driving around Berkeley Crescent or Shaftesbury Avenue to be able to leave the village again.
  - d) Use of Wellspring Church by a Scout group who are not from Upper Saxondale would not benefit the local community economically. It would not bring in any additional income to the community. Upper Saxondale already has a Community Hall which is used by the Parish Council and other local groups and is also rented out for various functions.
  - e) Although there may be some children of 'Scouting age' who may wish to join a group at Upper Saxondale the expectation is that this would be a VERY low level. My understanding is that any children at Upper Saxondale who fall into this category already attend the Radcliffe Scout group (which has a car park drop off facility).
  - f) Concerned that the applicant has not engaged with the community and that this lack of engagement demonstrates that any use by the scout group would be detached from the local community and therefore how could it be of any benefit to it.

### **Town/Parish Council**

10. Upper Saxondale Parish Council objects to the application. Their comments are summarised as follows:-

- a) Use by Bingham Scouts will not provide any benefit to the Upper Saxondale community, whom the building is designed to serve.
- b) Upper Saxondale already has a Community Hall.
- c) The increased traffic, parking, drop-off and pick-up will cause severe congestion and raise very real safety issues.
- d) The noise occasioned by activities inside and outside the building will cause unacceptable disturbance to local residents.
- e) There is no evidence that Bingham Scouts are in a position to maintain this highly important conservation asset.
- f) The criteria set out in the 1999 RBC letter and the 1995 s106 agreement have not been met.
- g) Should RBC grant the application despite our objection, it is critical that a condition is imposed that the applicants create a parking/drop-off/pick-up area for at least 25 cars.

## **Statutory and Other Consultees**

### **Nottinghamshire County Council**

- 11. Highway Authority - The proposed change of use is considered unlikely to result in a severe impact to the safe operation of the highway network, as defined in the NPPF. As such the Highway Authority would not wish to raise an objection to the application.

### **Rushcliffe Borough Council**

- 12. Conservation Officer - has no heritage related concerns. There are no proposed changes to the external appearance that would be visible from the public realm within the Conservation Area and therefore, the special interest of the Conservation Area would be preserved.
- 13. Environmental Health has no objections to the proposal on environmental health grounds. Conditions recommended in relation to operating times, doors and windows to be shut while amplified music is played.
- 14. Senior Landscape Officer does not object. The Church has grounds to the north (rear) and to the west and these contain a range of trees and shrubs. The shrubs and trees to the west of the Church are prominent and enhance the character of the conservation area, the trees in the rear grounds are less prominent but will enhance the setting of the building. As Upper Saxondale is covered by both TPO and conservation area designations, most trees bar very small ones are protected. If in the future the Scouts wanted to make changes to the external environment the Council would have control over most tree work and there is no long term risk to trees on the site from the proposed change in use.

## **Local Residents and the General Public**

15. 56 representations have been received from local residents, 46 object on the following grounds
- Highway safety concerns and traffic congestion resulting from the proposed use of the building
  - Insufficient parking availability for the proposed use of the building
  - Concerns over opening hours and disturbance to nearby residential properties
  - Upper Saxondale already has a well used Community Hall, which already brings additional extra traffic into the village for exactly the same type of events proposed by the application
  - The green space would be utilised and impact nearby residential properties
  - Concerns that this would be a community facility used by Bingham residents and not Upper Saxondale
  - Lack of clarity on intended use of the application building
  - Disturbance to nearby residents
  - Potential storage of hazardous substances associated with camping gear for the kits
  - Air pollution and noise from the additional vehicle movements
  - The building should be retained for religious purposes
  - Potentially cause access problems for emergency services
  - Concerns over the building falling into disrepair if maintenance costs are too high for the Scout group.
16. 10 representations write in support of the application on the following grounds
- Local children would benefit greatly from accessing the Scout group and any other community initiatives that could be facilitated with a granted change of use
  - Scouts provides a great deal of benefit to the local community many badges encourage the young people to appreciate the local environment such as participating in litter picking, raising money for local charities alongside activities which help with their carbon footprint
  - Given that the children of Upper Saxondale frequent the schools of Bingham, and contribute to the already congested parking issues there, I do not find it fair to object on the basis of traffic alone, as traffic and parking is an issue everywhere.

## **PLANNING POLICY**

17. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy 2014 and The Rushcliffe Local Plan Part 2: Land and Planning Policies 2019 and the Radcliffe on Trent Neighbourhood Plan. The overarching policies in the National Planning Policy Framework (the NPPF) are also relevant, particularly where the Development Plan is silent.

## **Relevant National Planning Policies and Guidance**

18. The NPPF carries a presumption in favour of sustainable development. Paragraph 11 states that planning permission should be granted unless any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Paragraph 127 states that Local Planning Authorities should seek developments which are visually attractive as a result of good architecture and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

19. Paragraphs 91-93 of the NPPF set out the role of the planning system in facilitating social interaction and creating healthy, inclusive, communities and plan positively for the provision of, amongst other things, community facilities. Policy 12 of the Core Strategy is consistent with this objective and states "The provision of new, extended or improved community facilities will be supported where they meet a local need, as too will the retention of existing community facilities where they remain viable and appropriate alternatives do not exist."
20. Guidance contained within the National Planning Policy Framework states that one of the key principles of sustainable development is to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. It also goes on to state that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

### **Relevant Local Planning Policies and Guidance**

Policies in the Local Plan Part 1: Core Strategy can be found [here](#)

21. The following policies in the Rushcliffe Local Plan Part 1: Core Strategy are considered to be relevant to the determination of the application:

- Policy 1 - Presumption in favour of Sustainable Development
- Policy 2 - Climate Change
- Policy 10 - Design and Enhancing Local Identity
- Policy 11 – Historic Environment
- Policy 12 - Local Services and Healthy Lifestyles
- Policy 13 - Culture, Tourism and Sport
- Policy 14 - Managing Travel Demand

Policies in the Local Plan Part 2: Land and Planning Policies can be found [here](#).

22. The following policies in the Rushcliffe Local Plan Part 2: Land and Planning Policies are considered to be relevant to the determination of the application:

- Policy 1 - Development Requirements
- Policy 21 -Green Belt
- Policy 28- Conserving and Enhancing Heritage Assets
- Policy 30 - Protection of Community Facilities
- Policy 31 - Sustainable Tourism and Leisure
- Policy 39 - Health Impacts of Development

23. The Radcliffe on Trent Neighbourhood Plan is a material consideration and one of its objectives is to protect and enhance heritage and architectural

assets whilst promoting high quality design in all new development. Section E of the Plan relates to Design and Heritage Policies.

24. Rushcliffe Borough Council – Corporate Strategy 2019 - 2023, Rushcliffe Sustainable Community Strategy 2009-2026 and Leisure Strategy (2017 – 2027) and local policy ‘Spatial Planning for the Health and Wellbeing of Nottinghamshire 2016 are of relevance. The Borough Councils Corporate Strategy identifies the Councils four priorities including quality of life with a commitment to, inter alia, protecting our residents health and facilitating healthier lifestyle choices and providing high quality community facilities which meet the needs of our residents.

## **APPRAISAL**

25. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
26. The main issues in the consideration of the application are; the principle of development; Green Belt, heritage matters, impacts upon residential amenity, design/impact upon the character and appearance of the area, impact on highway safety.

## **Principle of Development**

27. Local and National Planning Policies and guidance promote the enabling of, and supporting healthy lifestyles and promoting social interaction, including the provision and improvement of community facilities. Planning should promote and facilitate opportunities for sport and physical activity, which is important for the health and well-being of communities. This should be balanced with the need to ensure that the amenity of existing residents is carefully considered and any undue detrimental impact mitigated if necessary.
28. Policy 30 ( Protection of community facilities) sets out certain criteria which should be satisfied when considering proposals which would result in the loss of existing community facilities including places of worship, religious instruction and church halls. Policy 30 (d) states that it has been satisfactorily demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored. The application is supported with information to show how this has been satisfied.

Policy 30 (2) then states that where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered. As this application proposes an alternative community use it is considered to satisfy this policy.

29. Policy 12 (Local services and Healthy Lifestyles) the LPP1 states that the provision of new, extended or improved community facilities will be supported where they meet a local need.
30. Policy 12 goes onto advise that;  
  
‘New community facilities of an appropriate scale should:
  - a) be located within District, Local Centres or Centres of Neighbourhood Importance, wherever appropriate;
  - b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and
  - c) where possible, be located alongside or shared with other local community facilities.’
31. The application site is not located within a designated District or Local Centre however the proposed community facility would be located centrally within Upper Saxondale settlement.
32. Consideration is also given the current and historic use of the site as a place of worship which served the local community, albeit in a slightly different form.
33. In light of the above, it is considered that the principle of development at the site would be acceptable.

### **Green Belt**

34. The existing chapel is located outside of the Green Belt however the application site includes land within its curtilage at the rear which is within the Green Belt and therefore consideration of green belt policy is necessary.
35. Paragraph 50 of the NPPF confirms that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include the re-use of buildings provided that the buildings are of permanent and substantial construction and material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); It is considered that the nature of the development hereby proposed ensures that there is no conflict with national planning policy on Green Belts.

### **Heritage**

36. As the site falls within the conservation area, there is specific legal requirements and planning policy guidance which are set out below;
37. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

38. LPP1 Policy 11 states;

“Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.”

39. LPP2 Policy 28 states inter alia:

Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:

- a) the significance of the asset;
- b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;
- c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;
- d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;
- e) whether the proposals would contribute to the long-term maintenance and management of the asset; and
- f) whether the proposed use is compatible with the asset.

40. There are no external changes to the application building as part of the proposed use as a community facility. The comments from the Conservation Officer are noted in this respect and there is no identified harm to the character and appearance of the site or wider conservation area arising from the proposed development. The proposal would serve to preserve Upper Saxondale Conservation Area, a goal considered to be desirable within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposal is therefore considered positively in relation to the duty under that section of The 1990 Act.”

41. Furthermore, the proposed use is considered to ensure that there is a long term viable use of the application building which would help to secure the ongoing maintenance and longevity of the building. It is also considered that the proposed use is compatible with the asset as it retains its community use and will not require external changes. This is considered to be a planning benefit to the proposed development and weigh in favour of the scheme.

#### Residential Amenity

42. Policy 1 of the Local Plan Part 2: Land and Planning policies sets out criteria that need to be considered for new development which include impact on highway safety, residential amenity by reason of the type and levels of activity on the site or traffic generated, noise pollution being minimised.

43. The concerns from local residents and the ward member in relation the potential impact on neighbouring amenity are noted.



44. However, the current authorised use of the building is a material consideration in this respect. The type and level of activity associated to a place of worship is considered to be similar in nature to that of a community hall, especially when taking account the ancillary or incidental activities that are often associated with the operation of a place of worship/ chapel including family based services, such as a Sunday school for children while services are being run. These could also operate in the outdoor space.
45. The comments from the Environmental Health department which raise no objection to the proposal are also noted. The recommended conditions in terms of operating times and windows being shut while amplified music is being played is considered reasonable and appropriate to attach to any grant of planning permission together with a hours of use condition which will help minimise any noise and disturbance and has the benefit of additional controls over what exists at the present time.
46. Overall, it is considered that the proposed use of the site as community hall would not give rise to any material increased impact on neighbouring residential amenity over and above the current authorised use of the site as a place of worship/ chapel.

### **Highway safety**

47. Policy 1 (Development Requirements) of the Local Plan Part 2 requires that a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highway Authority.
48. Access to the application building would be unaltered by the proposal, remaining directly from Westminster Drive.
49. There is no associated car park with the application site however a lay by is located directly adjacent the site.
50. The concerns raised by local residents and ward member in relation to the lack of parking and the traffic generated by the proposed development are noted.
51. However, while acknowledging, that the proposed use of the application building would indeed generate vehicular movements to and from the site, as well as the need for parking, this is balanced with the fall-back position of the current authorised use of the site as a place of worship with social, educational and fundraising activities ancillary or incidental to that use continuing and potentially intensifying without any need for further grant of planning permission.
52. It is considered that the number vehicular movements and parking requirement at the site would be similar between the proposed use of the site as a community hall and the authorised use of the site as place or worship and its associated uses. Furthermore, the intensity of this authorised use and any closely related activities, which can also dictate the number vehicle

movements to the site, falls outside of the planning remit and is influenced by other factors outside of the planning sphere.

53. It is also noted that the Highway Authority raise no objection to the proposal and that no highway safety issues have been raised.
54. Given the above, the lack of a directly associated car park at the site is considered unreasonable to form grounds for a refusal of planning permission.
55. Representations received in relation to the potential provision of car parking within the site have been considered however taking into account the buildings setting within the Conservation Area this is unlikely to be able to be achieved without resulting in demonstrable harm to its setting. To encourage active travel a condition securing the provision of cycle stands is suggested.

### **Other matters**

56. The concerns relating existing parking issues resulting from the customers of the nearby restaurant are acknowledged, however as this is an existing situation, unrelated to the application site and outside of the applicants control, it is not considered that this issue should have any significant weight in the determination of this application.
57. Consideration has been given to the suggestion that the use would not satisfy the definition of a F2 use as a hall or meeting place for the principal use of the local community however there is no definition for local community and it is not considered unreasonable for a hall to be used for activities and uses which may draw in users from a wider community than the local village within which it sits. In regard to the use of the site for residents outside of Upper Saxondale, this issue is considered to be outside of the planning remit as this restriction would be in the control of the end user. However, it is considered that the ability for local residents to walk to a community facility within Upper Saxondale would attract local residents from Upper Saxondale.
58. Trees within the grounds of the Chapel are covered by a Tree Preservation or protection by virtue of its Conservation Area designations. It is noted that the Landscape Officer raises no objection to the proposal and the applicants attention is drawn to their protection.
59. In relation to the economic matters raised, there is no requirement for a community facility use to benefit the local community from an economic perspective in order to accord with the relevant planning policy guidance criteria.
60. Use Class F2 includes other uses which may have a different impact on highway and residential amenity considerations and therefore it is considered appropriate to suggest a condition restricting the use to the purpose applied for.
61. It should be noted that a Section 106 agreement exists for the building which dates back to 1995 and restricts the use of the chapel to primary use in connection with public worship or religious instruction and social, educational and fundraising activities ancillary or incidental to that use, along with

obligations to keep the chapel in good repair and condition. The existence of this agreement does not prevent the Borough Council considering this application on its own merits on material planning grounds. Should planning permission be granted and the applicant wish to implement the permission they will need to satisfy themselves that any private legal covenants have been satisfied and the standard informative has been suggested to cover this matter.

## **Conclusion**

62. Overall, it is considered that the principle of development at the site is acceptable and that the proposal would preserve the character and appearance of Upper Saxondale Conservation Area through securing a long term viable use for the building and its ongoing maintenance. The proposed use would not result in any undue harm to the residential amenity of the neighbouring properties and no material highway safety issues have been identified. It is considered the proposal therefore complies with the relevant planning policies and is recommended for approval.
63. The application was not subject to pre application advice. Matters raised by interested parties have been clarified by the applicant during the course of application which has resulted in the application being reported to the Planning Committee with a favourable recommendation.

## **RECOMMENDATION**

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.  
  
[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].
2. The development hereby permitted must be carried out strictly in accordance with the following approved plans/drawings.  
  
Site Location Plan received by the Borough Council 23<sup>rd</sup> August 2023  
Ref. 0001 Proposed Elevations received by the Borough Council 23<sup>rd</sup> August 2023  
Ref. 0001 Floor Plan and Section received by the Borough Council 23<sup>rd</sup> August 2023  
  
[For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].
3. All external doors and windows shall be kept closed during any events/activities where there is amplified sound and/or amplified music (live or recorded) being played and there shall be no amplified music played within the outdoor area of the site.

[To protect nearby residential properties from unacceptable levels of noise

pollution having regard to Policies 1 (Development Requirements), 39 (Health Impacts of Development) and 40 (Pollution and Contaminated Land) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

4. Prior to any new external lighting being brought into first use, the submission and approval of a lighting assessment for the external lighting (together with a lux plot of the estimated illuminance). Any such assessment should consider the potential for light spill and/or glare, in accordance with the Institute of Lighting Professionals (ILP) Guidance Note for the Reduction of Obtrusive Light 01/21).

[To protect nearby residential properties from unacceptable levels of light pollution having regard to Policies 1 (Development Requirements), 39 (Health Impacts of Development) and 40 (Pollution and Contaminated Land) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

5. Before being brought into first use, the noise levels for any externally mounted plant or equipment, together with any internally mounted equipment which vents externally, shall be submitted to and approved by the Local Planning Authority. If this information is inconclusive or not complete, then the applicant will be required to undertake a full noise assessment in accordance with BS 4142:2014+A1:2019: Methods for rating and assessing industrial and commercial sound. This report will need to make it clear that the plant/equipment is capable of operating without causing a noise impact on neighbouring properties.

[To protect nearby residential properties from unacceptable levels of noise pollution having regard to Policies 1 (Development Requirements), 39 (Health Impacts of Development) and 40 (Pollution and Contaminated Land) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

6. The use hereby permitted shall only take place between the following hours:

08:00 to 22:00 on Mondays to Saturdays and;

08:00 to 20:00 on Sundays and Bank or Public Holidays.

[To protect the amenities of nearby residential properties, having regard to having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

7. The development hereby permitted must not be occupied or first brought into use until written details of bicycle parking/storage areas within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details must show provision for the secure parking/storage of at least 5 bicycles within the site. The development must not be occupied or first brought into use until the bicycle parking/storage areas have been provided in accordance with the approved details. Thereafter the bicycle parking/storage areas must be retained on the site in accordance with the approved details and must be kept available for the parking of bicycles at all times.

[To ensure there is adequate provision for the secure parking/storage of bicycles within the site to encourage the use of bicycles as an alternative to using motor vehicles having regard to Policy 14 (Managing Travel Demand) of the Rushcliffe Local Plan Part 1: Core Strategy (2014)].

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the land must only be used for use class F2 (b) Halls or meeting places for the principal use of the local community and for no other purpose whatsoever (including any other purpose within Class F2 of the Schedule to the Town and Country Planning (Use Classes) Order 2015 (or any provision equivalent to that class in any Statutory Instrument revoking and/or re-enacting that Order with or without modification) without express planning permission from the Local Planning Authority.

[In order that the Local Planning Authority may retain control over any future use of the land due to its particular character and location, having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

### **Note to applicant**

It is understood that there may be a covenant on this property which could prevent the use/development authorised by this permission. You are reminded that this decision relates to planning law only and does not override the terms of any covenant.

The existing trees on the site are the subject of a Tree Preservation Order or protection by virtue of its Conservation Area setting and consent is needed for any works to uproot, cut down, top or lop the tree(s). Unauthorised works to a protected tree are a criminal offence.