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5 February 2020

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 5 February 2020 at 2.30 pm** and you are requested to attend.

Members: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Lury, Northeast, Mrs Pendleton, Roberts, Mrs Stainton, Mrs Yeates and Mrs Worne

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE

PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE COUNCIL'S PLANNING RECEPTION AT THE CIVIC CENTRE AND/OR ON LINE AT www.arun.gov.uk/planning<<http://www.arun.gov.uk/planning>>

AGENDA

OFFICER REPORT UPDATES

Will be circulated at the meeting.

Note : Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note : Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [Filming Policy](#)

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DEVELOPMENT CONTROL COMMITTEE

5 FEBRUARY 2020

OFFICER REPORT UPDATES

REPORT UPDATE

Application no: M/80/19/PL
Page no: 5
Location: Former Poultry Farm Land West of Yapton Road Middleton on Sea
Description: Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision

UPDATE DETAILS

Reason for Update:

ADDITIONAL REPRESENTATIONS (received since writing of the officer report):

60 additional objections including from ADC Members. Relevant new points raised that are not already covered in the officers report:

- Solar panels should be incorporated.
- All ditches around site are at full capacity and area is flooded. Adjacent road is impassable.
- the footprint of the care home building will be 3.5 x times bigger than the Dukes Motors Spray Bay. Both structures have a similar ridge height.
- Parking assumptions are incorrect.
- Decision should be deferred indefinitely to await satisfactory response to complaints and responses regarding the footpath and WSCC request to the Freedom of Information Act.
- Submitted parking survey incorrectly assumes cars will be reduced in number during weekdays when neighbours are at work.
- Access should be from A259.
- Non compliance with Local Plan policies is a material consideration and will provide an effective defence if the matter should it go to appeal. An Inspector is very unlikely to award costs for a defence based on these policies.
- There is a 60% increase in beds per hectare and not as stated in the officer report.
- A number of Local Plan policies are not complied with.
- West Sussex County Council says we should be preserving Ash trees which are endangered, yet the tree officer has allowed for the possibility that the developers may destroy it.
- Light pollution is not complied with. Police have suggested dusk to dawn high level lighting which will adversely impact on neighbouring uses and the wider landscape and wildlife.
- There is no financial contribution to already overstretched local health facilities. The only Section 106 money is for Bognor Library which will not be affected at all.
- The Arun Chase roundabout is very close where traffic will increase 16% (145 vehicles per day) and thereby provide a 16% increase in the risk factor there.
- It will increase the danger for traffic exiting Silver Birch Drive onto this roundabout.
- There is/will be a shortage of care home and dementia care beds, and therefore this application will not be fulfilling a significant demand.
- Local research has also revealed that a major challenge for these homes is the failure to recruit staff.

16 additional representations of support not raising any new points.

FURTHER COMMENT FROM AGENT

- The scheme is considered to be fully policy compliant.
- The comments attach limited weight to the extant housing scheme on this site, which was previously approved by Members. This is very clearly a material consideration.
- It is accepted that the care home results in an uplift in footprint and floorspace. However, it is important to note that a care home proposal cannot be compared in a like for like manner with a housing scheme (particularly in respect of matters relating to density).
- The maximum ridge heights of the respective buildings are comparable (9.3 metres and 10 metres). This represents an 8% uplift, not the 23% as has been suggested.
- In respect of traffic generation, the extant permission was approved on the basis of generating 91 vehicle movements over a 24 hour period. The care home is calculated to generate 145 daily vehicle movements. These movements are spread across the whole day.
- When compared with the extant permission, the care home proposal will result in a 5% uplift in daily movements on Silver Birch Drive. This modest increase in traffic does not necessarily equate to an increase in congestion.
- Despite the comments made, the site is accessible by bus. The nearest bus stop is located approximately 500-600 metres from the site by footway and is within a 5-10 minute walk.
- The 600 service has a frequency of 1 bus every 30 minutes in either direction and the service covers all staff shift changeovers.

Officer Comment

The bus that runs to Flansham is the 700. The nearest bus stop at the Flansham Medical Centre is approx. 1km from the site and would be a 15-20 minute walk.

A PRE-COMMITTEE SITE VISIT HAS BEEN UNDERTAKEN BY MEMBERS.

RECENT APPEAL DECISION:

Members are advised of a relevant recent appeal decision on Land to the Rear of Bairds Farm Shop, less than 2.5 miles from this site for a 64-bed Specialist Dementia Care Home.(CM/16/19/PL) which was allowed by an Inspector. In the Decision the Inspector agrees that there is substantial demand in the District for this type of accommodation. He attached significant weight to these needs in the planning balance.

NEED FOR EXTRA CARE DEVELOPMENT

During the preparation of the Local Plan the Council commissioned a housing needs study, which included specific needs for specialist accommodation for older persons. This was dated September 2016.

It forecast that the population of Arun residents over 75 years of age will increase by 66% by 2031 with a resultant need for a further 2,250 units of specialist housing required and 991 residential care bed spaces in this period. Whilst this is clearly a forecast and not an exact prediction, it demonstrates that, with an aging population in Arun, the need for additional specialist accommodation and care bed spaces is substantial over the forthcoming years.

FURTHER ECOLOGY RESPONSE:

The Ecology Officer has confirmed that they are satisfied that suggested condition 8 adequately

addresses lighting issues in relation to bats. A separate condition is not necessary.

CHANGES TO CONCLUSIONS SECTION OF THE RECOMMENDATION WITH REGARD TO THE SECTION 106 AGREEMENT.

It should be noted that the S106 is required to be completed by 31 March because the Community Infrastructure Levy will be adopted on 1 April.

AMENDMENT TO PLANS CONDITION:

Condition 2 has been amended to refer to the later Access Plan Rev B not Rev A

AMENDMENT TO PRE-COMMENCEMENT CONDITIONS:

The wording of pre commencement conditions 3, 10, 16 and 18 and the reasons for their imposition have been amended to provide better clarification. An updated recommendation sheet is attached .

FURTHER COMMENTS FROM COUNTY HIGHWAYS (regarding access width):

The width of 5.5m access road tapering down to 4.8m shared surface at the site access as shown on the drawing proposed access arrangements 04 Rev B is acceptable. The widths are the same as the permitted access arrangements.

Vehicle tracking has been provided within the Traffic Assessment for a refuse vehicle, delivery vehicle and ambulance again all of which are acceptable. A stage 1 Road Safety Audit has also been undertaken which did not raise any issues with the width.

RELEVANT TREE PRESERVATION ORDER

Members are advised that a group TPO exists on trees adjacent to the site. TPO/M/1/96 confirms statutory protection applies to the group of trees (G4 - 3x field maple, 1x hawthorn) along the rear of 12 Silver Birch Drive.

The Tree Officer has advised that while they are within the proposed development boundary, any impact over the rooting zone and crown facilitation pruning should be negligible if any at all. The group does remain vulnerable to any future routing of utility apparatus, so concern in that respect is reinforced - until such time as we have sight of detailed plans that demonstrate adequate regard.

Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision

Former Poultry Farm
Land West of Yapton Road
Middleton on Sea

RECOMMENDATION

ACS - App Cond sub to S106

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

PA/001 Site Location Plan
PA/002 Site Plan as Existing
PA/005A Proposed Site Layout Plan
PA/003 Proposed Site Plan Footprint Comparisons
PA/006B Proposed Site Block Plan (showing ground floor arrangement)
PA/010 Rev A Proposed Ground Floor Plan
PA/011 Proposed First Floor Plan
PA/012 Proposed Second Floor Plan
PA/013 Proposed Roof Plan
PA/020 Rev A Proposed South, South Gable end, West gable end and West elevations
SH2 PA/021 Proposed North and East Elevations
PA 022 Proposed Site Sections
PA/023 Proposed Site Sections
002 PO3 Rev 3 Landscape General Arrangement Plan
TR04 Rev B Proposed Access Arrangement
SWDS 01 Proposed Drainage Layout

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto a classified road which could compromise highway safety.

- 4 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
- Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy TSP1 of Arun Local Plan.
- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces so approved shall be retained in perpetuity.
- Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with policy TSP1 of Arun Local Plan.
- 6 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
- Reason: To encourage and promote sustainable transport in accordance with policy TSP1 of Arun Local Plan.
- 7 No part of the development shall be first occupied until such time as plans, details and construction specification showing the proposed surfacing works for Right of Way no. 160 have been submitted to and approved in writing by the Local Planning Authority and the details so approved shall be completed within 3 months of first occupation of the home.
- Reason: To ensure that suitable materials are used for the surfacing works and to safeguard users in accordance with TSP1 of the Arun Local Plan.
- 8 The development shall proceed in accordance with the Ecological Impact Assessment dated September 2019 and the Reptile and Bat Mitigation Measures and Enhancement Strategy detailed within the report and the ecological enhancements detailed on drawing P06 Rev P07. Details of gaps to be included at the bottom of the fences to allow movement of small mammals across the site shall be submitted to and approved by the Local Planning Authority and the details so approved shall be incorporated within the scheme prior to occupation and retained in perpetuity.
- Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy ENV DM5 of Arun Local Plan.
- 9 The care home shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the home will incorporate decentralised, renewable and low carbon energy supply systems and use sustainable construction methods. The approved scheme shall thereafter be implemented prior to occupation of the home and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.
- Reason: To ensure that the development is energy efficient, and in accordance with policy ECC SP2 of the Arun Local Plan.
- 10 Development shall not commence until a PRE-COMMENCEMENT Site Meeting has taken place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan, PJC/5256/19/C (sheets 1 to 4), 28/08/2019.
- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.
- Reasons: To comply with BS5837 and policy ENV DM1 of Arun Local Plan and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area. It is considered necessary for this to be a pre-commencement condition to ensure that the health of the protected Ash trees is not compromised.
- 11 All activity at the site is to be carried out in strict accordance with Arboricultural Impact Assessment, PJC ref: 5256/19-02 Rev - and Arboricultural Method Statement, PJC ref: 5256/19-03 Rev -.
- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an

Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and policy ENV DM4 of Arun Local Plan and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 12 Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice and policy ENV DM4 of Arun Local Plan.

- 13 Landscaping (soft) shall be carried out in accordance with the details shown on plan (Softworks Plan 002_PO2 rev2). All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 14 No development above damp proof course (DPC) level shall take place until precise details of boundary treatments have been submitted to and approved by the Local Planning Authority and the care home shall not be occupied until such treatments have been erected.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 15 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building and hard landscaping have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 16 Prior to the commencement of construction works details of a proposed foul and surface water sewerage shall be submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to consider the foul water drainage system prior to commencing any building works.

- 17 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 18 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.
- 19 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.
- 20 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.
Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.
- 21 **INFORMATIVE:** Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.
The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.
- 22 **INFORMATIVE:** Section 59 of the 1980 Highways Act - Extra-ordinary Traffic
The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.
- 23 **INFORMATIVE:** Works within the Highway - Implementation Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 24 **INFORMATIVE:** Temporary Developer Signage
The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
- 25 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in

order to service this development, Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

- 26 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 27 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 28 **INFORMATIVE:** The applicant should manage grassland areas to benefit reptiles.

REPORT UPDATE

Application no: EP/148/19/PL
Page no: 27
Location: Scorton 9 Lime Tree Close East Preston
Description: Application for variation of condition no.2 imposed on planning permission EP/52/18/PL relating to amended internal layout & external appearance of plots 4, 5, 6 & 7 and alterations to external layout and landscaping.

UPDATE DETAILS

Reason for Update/Changes:

One additional Objection from a neighbour:

- Out of the 8 houses in Lime Tree Close, 3 have been empty for 3 months to 2 years and therefore the number of vehicles currently parked on Lime Tree Close both daytime and evening is not a true reflection of potential future parking demand which could be between 8-20 cars, which is not achievable now, and would be worse with the over spill from the lack of parking provision for the new builds.
- Pushing parking out onto the street is dangerous and irresponsible.
- Currently vehicles from the new site are parked in Lime Tree Close most of the day. Parking was a condition in the original approval, the road surface is ruined.
- A total of 42 bedrooms is a huge amount without the additional 4 double bedrooms being proposed.
- This is over developed and populated without sufficient planning to accommodate the space that is needed for cars and more.

Officers Comment:

For clarification: The site is still under construction. Condition 13 of planning permission EP/52/18/PL states:

'No part of the development shall be first occupied until the car parking spaces on the development site and the parking spaces and pedestrian walkway have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The parking spaces on the development site shall thereafter be retained at all times for their designated use.'

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