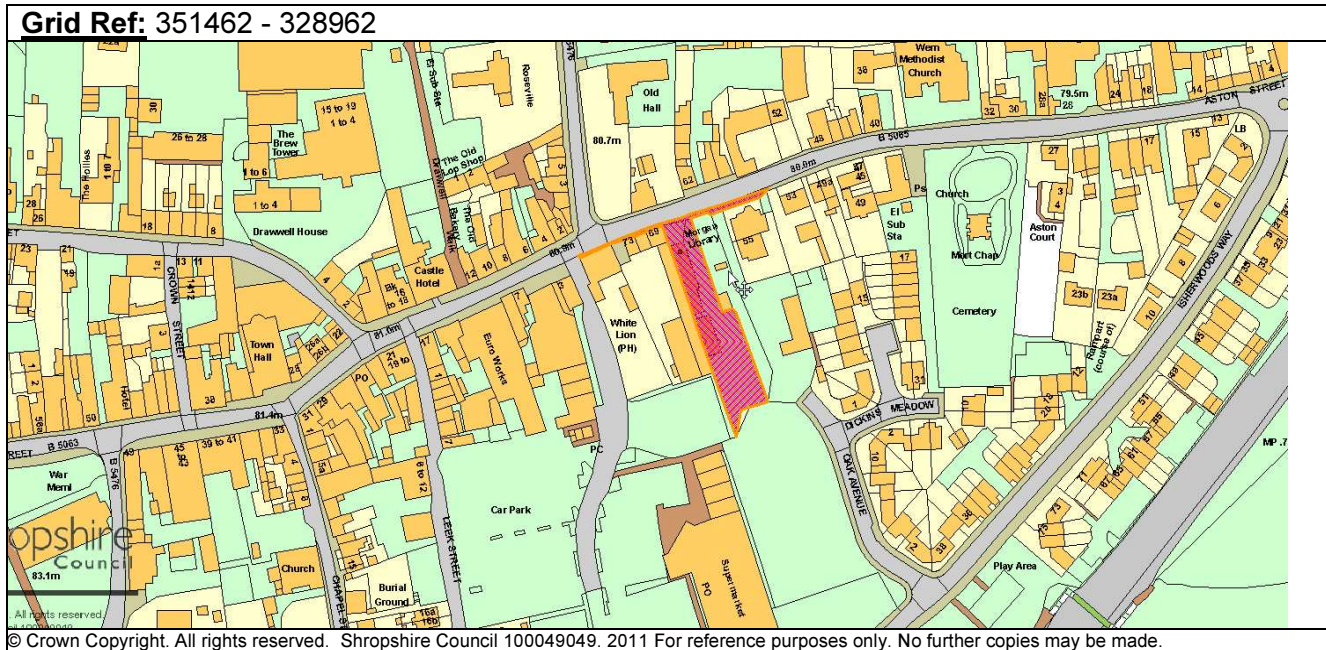


Development Management Report

Responsible Officer: Tim Rogers
Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

<u>Application Number:</u> 14/01530/REM	<u>Parish:</u> Wem Urban
<u>Proposal:</u> Reserved Matters application (access, appearance, landscaping, layout and scale) pursuant to Permission 08/00033 for proposed re-development of site for mixed use	
<u>Site Address:</u> 67 Aston Street Wem Shropshire SY4 5AU	
<u>Applicant:</u> Mrs J E Bailey	
<u>Case Officer:</u> Jane Preece	<u>email:</u> planningdmne@shropshire.gov.uk



Recommendation:- Approve, subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 The application seeks reserved matters approval for access, appearance, landscaping, layout and scale pursuant to outline planning permission 11/00588/OUT for the proposed re-development of the site for mixed use (residential and commercial (Class A) uses). Outline application 11/00588/OUT was a renewal of a previous outline reference NS/08/00033/OUT.
- 1.2 An indicative plan for the development of the site was prepared and agreed as part of the outline application. The scheme proposed a commercial unit to the frontage of the site onto Aston Street, with two separate blocks of residential accommodation to the centre and rear of the site. A pedestrian linkage was also proposed through the site to an area of public open space to the rear with frontage onto that defined open space area. The outline consequently approved conditionally required these details to form part of any reserved matters application, ie the relevant conditions read as follows:

5. The layout and scale of the proposed development submitted under reserved matters shall be in accordance with drawing number 01, dated April 2001 submitted with the original planning permission numbered NS/08/00033/OUT.

Reason: To ensure an appropriate form and layout without detriment to the wider visual or residential amenities of the area.

6. The first submission of reserved matters shall include a pedestrian link from the development site from Aston Street to the rear of the site as illustrated by drawing number 01, dated April 2008 submitted with the original planning application numbered NS/08/00033/OUT. The agreed link shall be implemented to the satisfaction of the local planning authority prior to the occupation of the first dwelling on site.

Reason: To secure additional and convenient pedestrian access to the site.

7. The first submission of reserved matters shall include land reserved within the application site for public open space as illustrated by drawing number 01 dated April 2008. Details of the arrangements for the future management and maintenance of this open space shall be agreed with the local planning authority prior to the occupation of the first dwelling on site.

Reason: In order to make appropriate provision for open space within the development site.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is located within the development boundary, town centre shopping area and the Wem Conservation Area.
- 2.2 The site is accessed off Aston Street.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 Town Council objection and request by Local Member relating to issues of access and insufficient car parking provision.

Wem is covered by two Local Members, Councillor Chris Mellings and Councillor Pauline Dee who have both been made aware of the town councils objection. Have spoken with Town Clerk, Mayor & Deputy Councillor Mellings has confirmed that, whilst not necessarily agreeing with the recommendation to approve itself, he is happy for a decision for approval to be dealt with under the scheme of delegation. However, Councillor Dee is adamant that this application should go to committee for reasons of lack of appropriate parking provision. She's in full agreement with the Town Councils objection and as a resident of Wem is very well aware of the parking problems experienced locally. This request has been discussed by Principal Officers with the Chair and the Vice Chair of the Planning Committee and it was concluded that the application should be a committee decision unless the agent is willing to amend the parking provision for the scheme so that there is a parking space to serve each unit. The agent has been approach in this regard but no amendments or response has been forthcoming at the time of writing this report.

4.0 Community Representations

4.1 Consultee Comments

SC Highways – No objection. Recommend conditions.

SC Conservation (Historic Environment) – No objection. Reviewed additional information submitted. Is reduced, if any, scope for manoeuvre as layout has been approved. Therefore only wish to comment on shop front design. Door detail is not acceptable but the imposition of a joinery condition can address this issue. Recommend conditions.

SC Drainage – No objection. Drainage proposal is acceptable.

SC Public Protection – No objection. Would (i) remind applicant that before any works commence on site any contaminated land conditions placed on the application should be taken account of and (ii) recommend the installation of electrical charging facilities for off road parking, reference paragraph 35 of the NPPF.

SC Archaeology – No objection. Condition 9 on the outline planning permission ref. 11/00588/OUT already covers archaeological matters.

West Mercia Constabulary – No comments received.

4.2 Public Comments

4.2.1 **Wem Town Council** – Object. The Town Council's Planning Committee resolved to object to this application because of concerns regarding the insufficient car parking provision and the very substandard vehicular access. The Town

Councillors would suggested that a smaller scale development with better car parking provision would be more appropriate for this site subject to the approval of the Highway Authority. The Town Council would request that a minimum of two car parking spaces per dwelling be provided for any development within Wem.

Re-consultation comments – Object. The Town Council's Planning & Transport Committee resolved to object to the proposed amendments for the same reasons as it objected to the original application - insufficient parking provision and the very substandard vehicular access. The Councillors had particular concerns about the following matters - 1. Parking provision for the sixth dwelling. 2. The need for controlled access to the gate to avoid anti social behaviour. 3. Future intentions for the area designated public open space.

4.2.2 **Local Representations** – Two letters of objection have been received. The main concerns relate to:

- Will block sunlight/daylight to garden/loss of light to 68 Aston St
- Highway safety and extra traffic congestion. More accesses will only add to congestion and traffic problem

5.0 THE MAIN ISSUES

- Principle of development
- Layout and scale
- Design and appearance
- Access and parking
- Landscaping and open space
- Drainage
- Impact on neighbours/residential amenity

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The application is for the approval of reserved matters with the principle of the site's redevelopment having been established under the outline approval 08/00033/OUT and 11/00588/OUT.

6.2 Layout and scale

6.2.1 The layout and scale of the proposed development is largely prescribed by conditions 5, 6 and 7 attached to the outline application and as quoted in Section 1 above. The submitted details comply with the requirements of those conditions and are considered to be acceptable and to satisfy policies CS4, CS6 and CS17 of the Core Strategy.

6.3 Design and appearance

6.3.1 The site lies within the conservation area of Wem where design and appearance is of primary concern. Despite some initial concerns expressed by the Councils' Conservation Officer requiring additional information as to how this development would fit in with neighbouring development, the conservation area heritage assets and the town square, the agent has responded that this matter would have been considered at outline stage given the prescriptive nature of the scale and layout

drawing conditionally approved as part of the outline consent and with which this reserved matters application accords. The Conservation Officer has reviewed this response and therefore raises no further issues from the conservation perspective. The design of the shop front remains unacceptable but it is considered that this matter can be addressed by imposing a condition requiring the prior approval of the final design, together with that of all joinery details, materials etc. Subject to the imposition of such a condition together with conditions covering other matters of final detail (external materials, exterior services, roof, head and sill details, boundary treatments etc) the scheme meets with the approval of the Conservation Officer and is considered acceptable and to accord with the requirements of Core Strategy policies CS6 and CS17 and the NPPF in relation to matters of design and appearance and will cause no significant harm to the character and appearance of the built and historic environment in this locality.

6.4 **Access and parking**

6.4.1 The Town Council has raised an objection on the grounds of substandard access and inadequate parking.

6.4.2 The concern of the Town Council is that the proposed scheme does not provide sufficient parking facilities and the site has a substandard access. It is acknowledged by the Councils' Highway Officer that the means of access does not meet all of the desired highway standards. However, taking into account the former commercial use of the site and the fact that the access is established in connection with that former use then it is not considered by the Highway Officer that a refusal could be sustained to use the access to serve the re-development proposals. Furthermore, the Highway Officer is satisfied with the level of parking provision as proposed. The scheme identifies 5 car parking spaces to serve 6 residential units (and one commercial unit). This lower level of parking provision is considered acceptable in this case having particular regard to the town centre location of the site and its' proximity to the town centre public car park , together with local bus stops and Wem railway station. The public car park offers an alternative parking solution whilst nearby bus stops and the railway station offer the opportunity to support more sustainable modes of transport (such as public transport, cycling and walking) which should be encouraged in line with local and national planning policies objectives. In response to the Highway Officers' comment that the provision of secure cycle parking is to be encouraged, the agent has commented that cycle parking would be within the rear gardens of the dwellings.

6.4.3 To reiterate and expand, officers would highlight the town centre location of this particular site and the availability of other modes of transport, such as walking, cycling and the use of public transport (both bus and train), which are all considered more sustainable and are to be encouraged in line with the sustainable objectives of local and national planning policy – rather than encouraging continued reliance on the car. This objective is set out in saved Local Plan policy D7: Parking Standards as follows:

'All development should provide for an appropriate level of vehicle parking to avoid on-street parking and increasing traffic problems. The District Council will seek to ensure that the levels of parking provision for new development will help to promote sustainable transport choices. A lower level of provision may be permitted in town centres and in other

locations where the applicant can demonstrate that the proposed development is well served by suitable alternative modes of transport, including public transport services, or where the proposed development consists of one or two bedroom dwellings.

One of the primary aims of the Local Plan is to reduce dependency on the car and promote sustainable transport choices. ... However, there is also a need to ensure that development does not have an adverse effect on highway safety and traffic congestion. Vehicles parked on roadsides can cause a hazard to pedestrians and other vehicles and can also make the local environment less attractive. Where an applicant can demonstrate that a development is well served by suitable public transport facilities or located close to existing car parking facilities with spare capacity, a lower level of parking provision may be acceptable...'

- 6.4.4 No doubt Members are aware that the strive towards sustainable development is seen as a 'golden thread' running throughout local and national planning policy. This site has all the credentials to support sustainable transport options, with shops, services and bus and rail transport options all within a short walk **and** the units are all two bedroomed. Insisting on a higher level of parking provision will not help to reduce dependency on the car or promote the alternative, sustainable transport options.
- 6.4.5 Insisting on a higher level of car parking will also increase the vehicular movements associated with the site and the Town Council are already concerned about this access. Whilst it is acknowledged that the access '*does not meet all the desired standards*' officers have to pay due regard to the fact that the access is historic and not new. The access is existing and established in connection with the former commercial use of the site and officers have to bear in mind the type, size and unrestricted frequency of vehicles that could continue to access the site in connection with an established commercial use. In the circumstances it is not considered that a refusal on sub-standard highway grounds would be upheld on appeal. Members may wish to refer to the development at the rear of 27 Aston Street in this context, where a proposal to re-develop was refused on highway grounds but the Inspector allowed the appeal back in October 2007. In that case the Inspector, whilst accepting that the access arrangements were sub-standard, considered that (i) there would be a marginal improvement in the access arrangements by virtue of the development proposals and (ii) the safety and free flow of traffic would not be unduly harmed having regard to the context and historic thoroughfare.
- 6.4.6 To add to this officers consideration is limited by the proceeding approvals to re-develop the site, ie outline planning permissions NS/08/00033/OUT and renewal 11/00588/OUT when it was generally accepted that the site would have direct access onto Aston Street and the layout plan 01 submitted at that time formed a conditional requirement of those outline consents and as such is very prescriptive, ie Condition 5 of the outline approval reads as follows:

'The layout and scale of the proposed development submitted under reserved matters shall be in accordance with drawing number 01, dated April 2001 submitted with the original planning permission numbered NS/08/00033/OUT.

Reason: To ensure an appropriate form and layout without detriment to the wider visual or residential amenities of the area.'

6.4.7 A copy of the approved layout plan is available to view via public access attached to this planning application record. The re-use of the existing access is denoted on that plan and the layout restricts the ability to squeeze in any additional parking. At that time the provision of 7 dwellings was indicated, one more dwelling unit than this approval of reserved matters application.

6.4.8 On a final note, as regards the requirement for electrical charging points referred to by the Councils' Public Protection Officer, then an informative can be attached to any consent issued. This will be consistent with the way this requirement has been dealt with for other applications of late.

6.5 **Landscaping and open space**

6.5.1 The NPPF and Core Strategy policies CS6 and CS17 require consideration to be given to the impact of the proposed development on both the built and natural environment and seek to ensure that development does not have adverse impacts on the visual appearance of an area.

6.5.2 The soft landscaping proposals for the site include the provision of grassed areas, together with shrub and tree planting. These planting proposals will help to soften the visual impact of the new built development and will also lend to the biodiversity of the area. In the absence of specific details of the proposed shrub and tree species, planting numbers and sizes then a condition should be imposed requiring the prior approval of these details to ensure that the final tree and shrub planting scheme is appropriate for the site.

6.5.3 In terms of hard landscaping, the development is to be provided with porous paving to the access, parking/turning areas, together with the pedestrian through route as shown on the submitted layout. New boundary treatments (screen fencing/walling) will also be introduced to the eastern and western boundaries, together with new railings to the property frontages. As specific details of these surfacing and boundary treatments have not been provided then a condition should be imposed requiring the prior approval of these details to ensure they are appropriate for the site and its setting.

6.5.4 Overall, and subject to the prior approval of specific tree/shrub planting, hard surfacing and boundary treatments, it is considered that the proposed site will be landscaped in an acceptable manner which will make a positive contribution to the town centre location and to biodiversity. In this context, it is considered that the proposal is acceptable and complies with Core Strategy policies CS6 and CS17 and the NPPF.

6.5.5 The landscaping proposals include for an area of public open space to the southern end of the site and adjacent the town square. Whilst the town council have questioned the future intentions for the area designated as public open space, officers would clarify that the provision of such is a conditional requirement of the outline permission and the future management and maintenance of this area is covered by condition 7 of the outline permission, ie:

'7. The first submission of reserved matters shall include land reserved within the application site for public open space as illustrated by drawing number 01 dated April 2008. Details of the arrangements for the future management and maintenance of this open space shall be agreed with the local planning authority prior to the occupation of the first dwelling on site.'

Reason: In order to make appropriate provision for open space within the development site.'

6.5.6 A separate application to discharge the management and maintenance requirement condition 7 will therefore be required.

6.6 **Drainage**

6.6.1 Core Strategy Policy CS18: Sustainable Water Management states that development will integrate measures for sustainable water management to reduce flood risk and avoid an adverse impact on water quality.

6.6.2 For foul drainage disposal the development intends to connect to the mains sewer. Surface water is intended to be disposed of via soakaways. At the request of the Councils' Flood Risk and Water Management Team a detailed drainage layout plan and soakaway calculations have been submitted. The Drainage Engineer has consequently confirmed that the submitted drainage details are acceptable. On this basis the proposal is considered to comply with Core Strategy Policy CS18 and the NPPF in drainage terms.

6.7 **Impact on neighbours/residential amenity**

6.7.1 Core Strategy policies CS6 and CS17 refer to the need to safeguard residential and local amenity and recognise the importance of ensuring that development proposals do not have unacceptable consequences for neighbours and/or residential amenity.

6.7.2 The potential impact of two storey residential development has been assessed. The new units are positioned and orientated such that it is considered they will not adversely impact on nearby existing residents in terms of overlooking or overshadowing. However, as originally submitted officers expressed concern about potential overlooking between the proposed new units. This concern has been satisfactorily addressed with the submission of amended plans whereby the positioning of the windows has been adjusted to avoid direct overlooking. In this context, it is no longer considered that potential residents will be unacceptably affected by overlooking. Accordingly, the proposal is considered to comply with policies CS6 and CS17 of the Core Strategy in residential amenity terms.

6.7.3 With regard to anti social behaviour concerns mentioned by the town council the agent has stated that: *'The pedestrian access is as shown on the approved layout. The high walls / boundaries were apparent on the approved drawing, located between the existing White Lion outbuildings and the new development it is not possible to propose anything else here. The 'gap' referred to allows pedestrian access to the rear gardens of the properties it would have a gate which would restrict access to residents only, it will therefore not encourage anti-social behaviour as suggested.'*

7.0 **CONCLUSION**

- 7.1 The development is considered to be acceptable in terms of scale, layout, appearance and landscape that will not unacceptably impact on residential amenities or the character and appearance of Wem Conservation Area, nearby listed buildings or the visual character and context of the local area in general. Furthermore, the site can be provided with satisfactory foul and surface water drainage arrangements. Accordingly, it is considered that the proposals comply with the requirements of policies CS6, CS17 and CS18 of the adopted Shropshire Core Strategy, together with the NPPF.
- 7.2 Despite objections to the contrary it is also considered that the development can be provided with acceptable vehicular access, parking and turning provision taking into consideration both the historic/authorised use of the site and its town centre location where other more sustainable transport options are available and particularly taking into consideration the sustainable objectives of local and national planning policies aimed at reducing reliance on the car.
- 7.3 Accordingly, approval is recommended subject to the imposition of appropriate planning conditions.
- 7.4 In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework paragraph 187.

8.0 **Risk Assessment and Opportunities Appraisal**

8.1 **Risk Management**

There are two principal risks associated with this recommendation as follows:

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 **Human Rights**

Article 8 gives the right to respect for private and family life and First Protocol

Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 **Equalities**

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 **Financial Implications**

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. **Background**

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

Core Strategy and Saved Policies:

CS1 - Strategic Approach

CS3 - The Market Towns and Other Key Centres

CS6 - Sustainable Design and Development Principles

CS9 - Infrastructure Contributions

CS11 - Type and Affordability of housing

CS17 - Environmental Networks

CS18 - Sustainable Water Management

D7 - Parking Standards

SPD Type and Affordability of Housing

RELEVANT PLANNING HISTORY:

NS/77/00859/FUL Erection of replacement furniture storage building. REC

NS/08/00033/OUT Proposed re-development of site for residential, A1, A2 and A3 uses
Consent 20th May 2008

NS/08/00040/CON Proposed demolition of showroom, 2no corrugated nissan huts and sheds to allow the re-development of the site

Consent 4th February 2008

NS/08/02067/CON Proposed demolition of showroom, two corrugated nissan huts and sheds to allow the re-development of the site (amendments to previously approved 08/00040/CON 04.02.2008)

Consent 21st January 2009

11/00588/OUT Renewal of extant Outline Planning Permission Ref: 08/00033 for proposed re-development of site for residential, A1, A2 and A3 uses

Granted 7th April 2011

11. Additional Information

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)

Cllr M. Price

Local Member

Cllr Pauline Dee

Cllr Chris Mellings

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

2. No built development shall commence until samples of all external materials including hard surfacing, have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details. The samples required shall include the erection of a sample panel of brickwork, including mortar, of at least 1 metre square, on site for the approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

3. The access, parking and turning areas shall be satisfactorily completed and laid out in accordance with the approved drawing 1444 D 01 prior to any of the dwellings or retail unit being occupied. The approved parking and turning areas shall thereafter maintained at all times for that purpose.

Reason: To ensure the formation and construction of a satisfactory access and parking facilities in the interests of highway safety.

4. Notwithstanding the landscaping details shown on approved drawing, full details of the scheme of tree and shrub planting indicated on the drawing shall be submitted for the prior written approval of the Local Planning Authority. The submitted details shall include written specifications of the tree and shrub species, planting sizes and numbers. The planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standard 4428:1989. The planting works shall be carried out by the end of the first available planting season upon completion of the proposed development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: In the interests of the amenity of the locality and to ensure the provision, establishment and maintenance of a reasonable standard of tree and shrub planting in accordance with the approved details.

5. Notwithstanding the landscaping details shown on the approved drawing, full details of the design, materials and height of all the boundary treatments indicated on the drawing shall be submitted for the prior written approval of the Local Planning Authority. The boundary treatments shall be installed in accordance with the agreed details prior to the occupation of the buildings hereby approved and shall thereafter be retained and maintained in situ.

Reason: To ensure that the appearance of the development is satisfactory and in the interests of visual amenity.

6. Details of exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues and ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works on these aspects of the development. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the area.

7. Details of the roof construction details including details of eaves, ridges, valleys and verges shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works on the roof. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the area.

8. The roof windows shall be of the traditional low profile metal pattern and details shall be submitted to and approved in writing by the Local Planning Authority before the installation of any roof windows. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the area.

9. Details of the materials and form of the heads and sills to new openings in the external wall(s) of the building(s) shall be submitted to and approved in writing by the Local Planning Authority before any works commence on these aspects of the development. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the area.

10. No joinery works shall commence until precise details of the proposed shop front together with all external windows and doors and any other external joinery have been submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the area.

11. None of the decorative ironwork authorised by this consent shall commence until the following information is submitted to and approved in writing by the Local Planning Authority:

- Fully detailed and dimensioned drawings, together with samples of scrolls, spearheads finials, and any other details
- Details of the method of attachment of the decorative ironwork
- Details of the proposed high-performance corrosion-inhibiting priming system
- The colour scheme for the ironwork

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the area.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

12. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium.

Reason: To safeguard the architectural and historic interest and character of the area.