

- a) **DOV/23/01128 - Change of use and conversion to residential dwelling, with associated internal and external alterations (existing rear extension to be demolished) - Saracens Head, 1 Alfred Square, Deal**

Reason for report – Number of contrary views (44 Public Representations + Deal Town Council)

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010): CP1, DM1, DM11, DM13, DM24

Land Allocations Local Plan (2015) & Local Plan (2002) Saved policies: None

Draft Dover District Local Plan (March 2023) – The Submission Draft Dover District Local Plan is a material planning consideration in the determination of applications. At submission stage the policies of the draft plan can be afforded some weight, depending on the nature of objections and consistency with the NPPF. Draft policies SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP11, SP12, SP13, SP14, SP15, CC1, CC2, CC4, CC5, CC6, CC8, PM1, PM2, PM6, H1, E2, TI1, TI2, TI3, NE1, NE3, HE1, HE2, HE3

National Planning Policy Framework (NPPF) (2023): Paragraphs 2, 7, 8, 11, 38, 47, 48, 55, 57, 60 – 62, 79, 84, 86, 88, 96-97, 112 - 115, 123 – 126, 128, 131 - 137, 165, 173, 174, 180, 186

National Design Guide & National Model Design Code (2021)

Planning (Listed Buildings and Conservation Areas) Act 1990: Sections 66 and 72

Localism Act 2011: Chapter 3

Assets of Community Value (England) Regulations 2012

- d) **Relevant Planning History**

CH/1/71/A/33 – the change of use of two upper floors to self-contained maisonette – Granted

DOV/91/01119 – Individual lettering panel signs, projecting sign and wall mounted pictorial signs – Refused

CAS/15/00007 – Nomination of community asset – Community Asset Approved

CAS/23/00004 – Nomination of community asset – Community Asset Approved

- e) **Consultee and Third-Party Representations**

Representations can be found in full in the online planning file. A summary has been provided below:

Deal Town Council – Objects, considering the application to be premature as community groups have not been given suitable time to raise money for this property.

Heritage Team – The demolition of the existing single storey toilet block extension and separate storage building in the rear courtyard will result in no harm to the conservation area (CA) or loss of historic fabric and will reinstate the rear elevation and historic plan form of the building. The lighting, board and swing sign are all modern additions and their removal is acceptable. The lettering on the front façade of the building advertising the Saracen's Head has already been painted over but does not result in harm to the character of the building or CA. The proposals seek to restore and repaint the front elevation, plinth and original timber sash windows, which are to be retained. The historic sash windows are white and the plinth is black and it is proposed to use the same colours which is acceptable. The rendered front façade is white on the upper 2 storeys and dark yellow on the ground floor. There does not appear to be a planning permission for the change of colour to yellow and this is not considered acceptable for the conservation area. Raised concerns in respect of the original paint colour proposed, however once amended, confirmed the 'chalk white' colour for the façade of the building is appropriate for the CA.

Environment Agency (EA) – no objection subject to a condition requiring the development to be carried out in accordance with the flood risk assessment and mitigation measures to reduce the risk of flooding to the proposed development/future occupants. As a change of use application, the proposal is not subject to the sequential or exceptions test and there is no increase in vulnerability classification. However, as the proposal includes new ground floor living accommodation, recommend the authority considers if a 'less vulnerable' use could be found for the ground floor as an alternative.

Third Party Representations

44 Representations of objection (including The Deal Society and Save The Saracens Group) have been received and material considerations are summarised below.

- Community asset – loss of community facility/asset which should be kept, impact on health, wellbeing and social cohesion of community.
- Heritage asset in conservation area – harm to character of square and conservation area which is determined as much by mix of social and cultural functions as by architecture of area, local landmark, part of history of Alfred Square, vital to attract tourists. Object to changing iconic frontage and paintwork, development is not suitable. Have contravened Section (Article) 4 by changing building without consent, gutting building, should be retrospective and should be made to return building to previous state. Historically around 35 pubs in this part of Deal, now would become only 2.
- Loss of employment/business/entertainment/local music venue/local suppliers and benefit from and to other businesses in close proximity. Impact on local economy. Need for amenities to serve existing and new residents in Deal
- Loss of local amenity/busy meeting space for local residents/community, other pub in Alfred Square is only open a few days a week and seems to close for several weeks at a time, several times a year. Licensed premises in town centre but nothing serving local residents living north and west of The Saracens.
- Not aware of anything preventing pub being licensed premises. Bars in immediate area but not many traditional pubs. Not aware of antisocial behaviour issues but could be mitigated by good management. Covenant in previous owners' sale to not permit a freehouse pub should be rescinded
- Closed due to covid/management/inexperience/tied house/competition to other tied pub/lack of investment/not welcoming/not right food and drink offering and price. Argument that it is not viable is untrue, run as successful business until Covid 19 lockdown. No quantitative information to prove pub could not be going

concern or unsuccessfully marketed in past, no CAMRA public house viability test. No opportunity for interested parties to come forward to run business as community led pub or other licensed premises.

- Traffic and add to parking pressures
- Would become second home/holiday let which add little to community, will not be affordable. Not windfall development as pub use is still viable.
- Suggest it should become a free house/microbrewery managed by local community/groups with support from local businesses (now no longer tied to brewer). Ground floor should be social hub with affordable rent units above for locals

6 representations in support of the proposals have been received and are summarised below:

- Alfred Square is a small square with only 17 door numbers yet has a public house on two diagonal corners. Square and north end of Deal are well served by both free houses and tied brewery public houses. Change of use feels justified and valid.
- lack of community support (unlike The Prince Albert) on the opposite corner.
- Various things (increased food offering, quiz night etc) to generate interest and trade have fallen short
- Noise/disturbance - Only time it appeared busy was during amplified live music nights. Building is not suitable, has no sound proofing, single glazing or ventilation making containment of amplified music impossible and detrimental to neighbours. Surrounded on all sides by residential properties. Concerns regarding previous antisocial behaviour, previous police attendance and complaints to noise abatement officers at Dover Council, damage to cars parked in the square.
- No longer needed or commercially viable
- Plans seem appropriate and in keeping with other residential accommodation in this street. Property is better suited to be converted to a residential status
- Sad to see efforts to retain building as a community asset fail but proposals will secure it as a home, in keeping with neighbouring conservation area properties. Better suited to residential status. Façade should remain the same.

f) **1. The Site and the Proposal**

1.1 The site relates to a Public House located within the settlement confines of Deal. The three-storey building is located to the north of Alfred Square, to the east of the junction of College Road and Peter Street, within the Middle Street Deal Conservation Area (subject to an Article 4 Direction). The building is finished in brick with a yellow and white painted rendered front elevation (to Alfred Square), white painted sash windows and a slate roof. To the north is a courtyard/beer garden. The site is bounded by 2 Alfred Square to the east and 2A College Road to the north.



Figure 1. Site Location Plan

- 1.2 The applicant seeks permission to change the use of the building to a residential dwelling containing four bedrooms and for associated internal and external alterations (to include the demolition of the existing rear extension and removal of the existing timber store building). Following comments from the Heritage Team, the existing rendered walls to the front elevation would be repainted 'chalk white' (a change from the originally proposed light blue shade) and existing windows would be repainted in white with matching white sills. The existing plinth would be repainted black and the white painted timber boarding to the rear projection would be repaired and repainted white. The swing sign on the flank elevation and kitchen extract and air conditioning unit would be removed.



Existing ground floor layout

Existing first floor layout

Existing second floor layout



Figure 2. Existing and Proposed Floor Plans

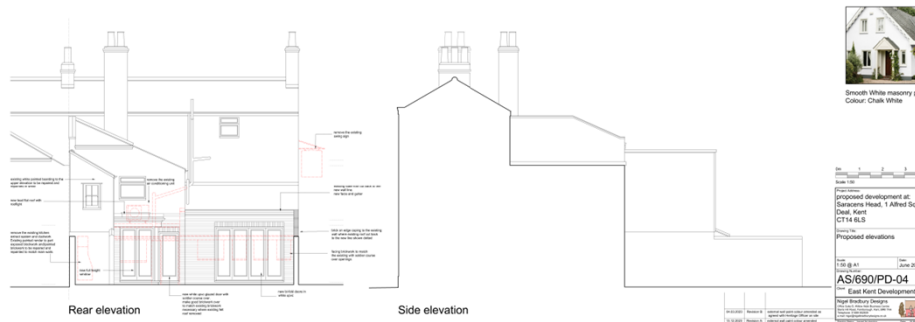
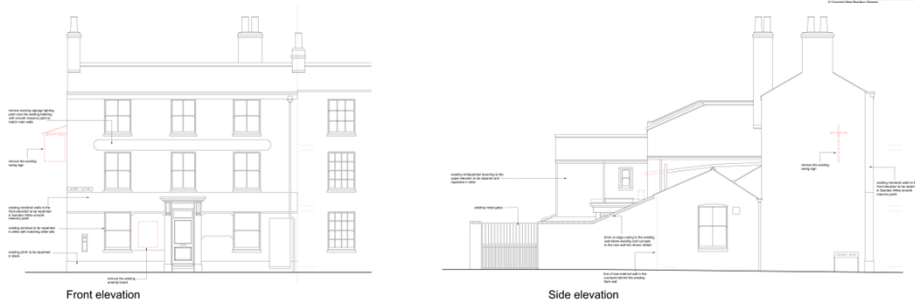
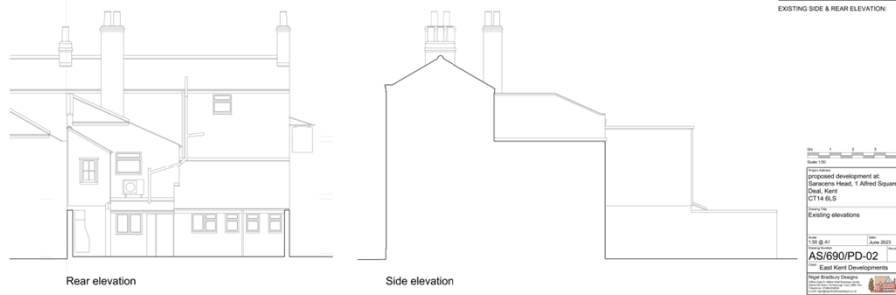


Figure 3. Existing and Proposed Elevations

2. Main Issues

2.1 The main issues for consideration are:

- The principle of the development
- Impact on visual amenity and heritage assets
- Impact on residential amenity
- Other matters

Assessment

Principle of Development

2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

2.3 Policy DM1 states that development will not be permitted outside of the settlement boundaries, unless it is justified by another development plan policy, functionally requires a rural location or is ancillary to existing development or uses. The site is located within the settlement confines and the principle of residential development in this location would accord with policy DM1. Policy DM24 seeks the retention of rural shops and pubs; given the location of the development in the confines of Deal (identified in Policy CP1 as a District Centre), it is not considered that this policy is relevant to the assessment of the application.

2.4 The NPPF advises, at paragraph 11, that proposals that accord with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, permission should be granted unless the application of policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (policies include those relating to habitats sites, SSSI, AONB, Heritage Coast, irreplaceable habitats, designated heritage assets and those of archaeological interest and areas at risk of flooding or coastal change), or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole. An assessment of the most important policies for the determination of the application must be undertaken to establish whether the 'basket' of these policies is, as a matter of judgement, out-of-date. Additionally, criteria for assessing whether the development plan is out-of-date are explained at footnote 8 of the NPPF. This definition includes: where the council are unable to demonstrate a five-year housing land supply; or, where the council has delivered less than 75% of the housing requirement over the previous three years (the Housing Delivery Test). Having regard to the most recent Housing Delivery Test, the Council are currently able to demonstrate a four-year housing land supply in accordance with the updated NPPF at paragraphs 77 and 226. It is, however, necessary to consider whether the 'most important policies for determining the application' are out of date.

2.5 Policy DM1 and the settlement confines referred to within the policy were devised with the purpose of delivering 505 dwellings per annum in conjunction with other

policies for the supply of housing in the Council's 2010 Adopted Core Strategy. In accordance with the Government's standardised methodology for calculating the need for housing, the council must now deliver a greater number of dwellings per annum. As a matter of judgement, it is considered that policy DM1 is in tension with the NPPF, is out-of-date and, as a result of this, should carry only limited weight.

- 2.6 The Draft Local Plan was submitted for examination in March 2023 and its policies are considered to be material to the determination of applications, with the weight attributed to the policies dependant on their compliance with the NPPF. Draft Policy SP1 of the Submission Draft Dover District Local Plan seeks to ensure development mitigates climate change by reducing the need to travel and Draft Policy SP2 seeks to ensure new development is well served by facilities and services and create opportunities for active travel. Draft Policy TI1 requires opportunities for sustainable transport modes to be maximised and that development is readily accessible by sustainable transport modes.
- 2.7 Draft Policy PM6 sets out criteria where in exceptional circumstances, permission will be granted for proposals involving the loss or change of use of community services or facilities. The supporting text (paragraph 6.90) sets out that Assets of Community Value (ACV) as designated under the Localism Act 2011 by local communities cannot be considered for loss or redevelopment, however this is not referenced in the draft policy wording itself. The application property was included on the List of Assets of Community Value on 17th October 2023; the date of the expiry of the listing being 17th October 2028. This is considered to be a material consideration in the determination of the application, albeit the procedure for the sale of an ACV operates separately to planning legislation and is considered to attract limited weight.
- 2.8 The draft Policy sets out that *"Any community facility or service that makes a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision already exists, new provision is provided or the need for the provision is demonstrated to be obsolete". The draft Policy states that permission will only be granted for proposals involving the loss or change of use of community services or facilities in the following circumstances:*
- a) *Alternative provision of the same or similar service or facility is already available in the local area, and accessible to residents in that catchment area; or*
 - b) *It can be clearly demonstrated that there is no longer a current demand for such a facility or for alternative community use, or any real prospect of such a demand arising within a realistic timescale; or*
 - c) *It can be clearly demonstrated that an acceptable alternative means of meeting any such demand will become available in an accessible location before the loss of the existing facility; or*
 - d) *The new development consists of, incorporates, or provides an appropriate alternative recreational or community service or facility, either on site or in a suitable location accessible to the local community, of equivalent or better provision in terms of quantity and quality. Demand should be assessed according to the nature of the existing facility in question.*

A study of Public Houses and drinking establishments in this part of Deal has been submitted by the agent. This identifies 9 facilities, the closest of which being The Prince Albert, located on the southeastern corner of Alfred Square. Given the number of alternative facilities in the area, as well as those slightly further

away in the town centre, it is considered that the proposals would accord with part a) of the draft Policy. It is important to note that there is only a requirement under the stated policy for one of the criteria to be met.

- 2.9 Paragraph 97 of the NPPF states that *“To provide the social, recreational and cultural facilities and services the community needs”* decisions should *“plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”*, *“guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”* and *“ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”*. In this instance, it is not considered the loss of the pub would significantly compromise the vitality and viability of the town as there are other similar facilities within relatively close proximity. Consequently, it is considered the draft policy would attract moderate weight in the planning balance.
- 2.10 Draft Local Plan Policy SP4 sets out the appropriate locations for new windfall residential development. The draft Policy seeks to deliver a sustainable pattern of development and is underpinned by an up-to-date evidence base of services and amenities at existing settlements and takes account of the housing need across the district, such that it is considered to attract moderate weight in the planning balance. The site is located within the draft settlement confines and would therefore accord with the objectives of the policy.
- 2.11 It is considered that policy DM1 is in tension with the NPPF, although for the reasons given above some weight can still be applied to specific issues the policy seeks to address, having regard to the particular circumstances of the application and the degree of compliance with NPPF objectives, in this context. The proposals would also accord with the objectives of Draft Policy SP4 which is considered to attract moderate weight in the planning balance, being devised on the basis of current housing targets and the NPPF. Due to the number and proximity of alternative facilities available to residents in the same catchment, the proposals accord with the exceptions of draft Policy PM6a) which is considered to attract moderate weight in the planning balance. Notwithstanding this, Policy DM1 is particularly critical in determining whether the principle of the development is acceptable and is considered to be out-of-date, and as such, the tilted balance approach of Paragraph 11 of the NPPF is engaged. An assessment as to whether the adverse impacts of the development would significantly and demonstrably outweigh the benefits (and whether this represents a material consideration which indicates that permission should be granted) will be made at the end of this report.

Impact on Visual Amenity and Heritage Assets

- 2.12 The site is located within the Middle Street Deal conservation area (CA) and is a semi-detached three storey building with rendered front façade, timber sash windows and a slate roof, dating from at least late C19. This part of the CA contains a mixture of architectural styles dating from differing periods, with a number of historic listed buildings on the north and south sides of Alfred Square. The majority of buildings in this part of the CA are residential, two or three storeys in height, finished in brick with part or full rendered facades (in generally light colours). The application property is at the north west end of the square and is

considered to make a positive contribution to the character and appearance of this part of the CA. In accordance with NPPF Paragraph 200 and draft policy HE1, a heritage statement has been submitted.

- 2.13 The proposals would result in the demolition of the existing single storey toilet extension. The existing openings through to the bar would be replaced with bi-fold doors into the rear room. The side wall of the toilet block currently forms the boundary wall to the west side and is to be retained, such that there will be no visible change to the west façade and boundary of the property. It is considered that the demolition of this extension will result in no harm to the CA or street scene as it will not result in the loss of any historic fabric and instead, will reinstate the rear elevation and historic plan form of the building. The existing storage building in the rear courtyard would also be removed, which would reinstate the original courtyard and would result in no harm to the CA or street scene.
- 2.14 The proposals include the removal of the existing signage lighting and amenity board, painting over the existing lettering on the front façade and removal of the swing sign on the side west façade (works which have already been carried out). The lighting, board and swing sign are considered to be modern additions and the removal of these elements is therefore considered acceptable. As set out, the lettering on the front façade of the building advertising the name of the Saracen's Head has already been painted over, but is not considered to result in harm to the character of the building, the CA or to the street scene.
- 2.15 The front elevation would be restored and repainted; the plinth and original timber sash windows are to be retained. The historic sash windows are white in colour and the plinth is black; these would be repainted in the same respective colours. The rendered front façade is currently white on the upper two storeys and a dark yellow on the ground floor. This yellow colour is not considered acceptable for the conservation area and does not appear to have planning permission. As set out at paragraph 1.2, following the comments of the Heritage Team, the proposed paint colour of the front façade has been amended from a light blue colour (considered to result in less than substantial harm to the CA as a bold colour that was not consistent with other properties in this part of the CA), to a 'chalk white' colour, suggested to be secured by condition. This colour is considered appropriate and would adhere to the colour palette used in this part of the Middle Street CA, resulting in no harm to its significance and preserving the character of the street scene.
- 2.16 It is noted there are a number of Listed Buildings in proximity of the site, including 3, 4, 5, 6, 7, 8, 8A and 8B Alfred Square (Grade II Listed Buildings to the east of the site), 9, 10, 11, 12 and 13 Alfred Square (Grade II listed to the southeast and on the opposite side of the square) and 1 College Road (Grade II listed, to the west of the site on the opposite side of the junction). Due to the design and appearance of the proposals, and for the reasons set out above, it is considered the development would result in no harm (either substantial or less than substantial), thereby preserving the significance of the setting of nearby listed buildings, in accordance with the objectives of draft Policies SP15, HE1 and HE2, PM1, NPPF paragraphs 135, 200 - 213 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on Residential Amenity

- 2.17 The proposals would result in the removal of a modern extension and storage building in the courtyard of the property, as well as external alterations to the

building, which would not increase its scale and would result in no additional overshadowing or overbearing impact. The new bi-fold doors that would be installed to the rear would overlook the courtyard and are considered to result in no harm to the privacy of neighbouring residents. The first floor rear windows, which will serve a bedroom (formerly a kitchen) and a walk in wardrobe (formerly a store room) will face in the direction of the flank side wall of the neighbouring property at 2A College Road. Given this and the separation distance then there would be no harmful overlooking. The same applies to a second floor window serving an en-suite bathroom that is located even further away from the stated neighbouring property. The proposed residential use of the entire building is considered compatible with the largely residential character of the area and is unlikely to result in significant noise or disturbance, noting the existing use and activity. Consequently, the impact on the amenities of nearby residents is considered to be acceptable, having had regard to the NPPF (particularly paragraph 135) and draft Policies PM1 and PM2.

- 2.18 In respect of the amenities of future occupiers, the building currently contains one bedroom, living room and kitchen at first floor level and two further bedrooms at second floor level (with the bar, kitchen and toilets etc at ground floor level). As a result of the proposals, the ground floor of the building would become a family room, living/dining room and kitchen, with three bedrooms and a bathroom at first floor level and a further bedroom with en-suite at second floor level (the proposals result in the creation of 1 additional bedroom). All habitable rooms would be naturally lit and ventilated and of a reasonable size, such that it is considered that future residents would experience a good standard of amenity, having had regard to the objectives of draft Policy PM2 and NPPF paragraph 135. The enclosed courtyard to the rear would provide an external amenity area, with space for refuse/recycling storage, as well as bicycle storage. No off-street parking would be provided, however there would be no change from the existing scenario in this respect, with some limited parking available in the centre of the square (with a permit scheme in place) and public car parking available in the wider area. The nil parking provision would accord with Policy DM13 and draft Policy TI3 and is considered acceptable, given the sustainable location of the site and proximity of services, facilities and public transport within the nearby town centre.

Other Matters

Flood Risk

- 2.19 The site is located within flood zone 2 and a flood risk assessment (FRA) has been submitted to support the proposals. The Environment Agency (EA) have no objection to the proposals, subject to the imposition of a condition requiring the development to be carried out in accordance with the FRA and mitigation measures it details, which include flood resistance and resilience measures and signing up to the EA flood warning service (and a condition is duly suggested). As the proposals are to change the use of the existing building, the sequential test and exceptions tests are not required. The EA asks that as the proposals introduce new ground floor living accommodation, that the LPA considers whether a less vulnerable use could be found for the ground floor. Notwithstanding this, the proposals would locate all sleeping accommodation at upper floors and the ground floor would have access to the front or rear in the event of a flood which breaches sea defences.

Archaeology

- 2.20 The site is located in an area of some palaeolithic potential; however KCC County Archaeology consultation guidelines would not require consultation for this scale of development in this area of background archaeological potential. Having had regard to NPPF Paragraph 200 and draft Policy HE3, no desk-based assessment has been submitted, however, in this instance, the proposals would remove a modern extension where any potential underlying archaeology has been previously disturbed. Having regard to HE3, it is considered appropriate to recommend a condition is imposed dealing with any unexpected archaeology which may be discovered during the development.

Loss of Public House

- 2.21 As set out at paragraph 2.8, the proposals would result in the loss of the existing public house, which has been listed as an ACV and is a material consideration. A number of the representations suggest it should be taken on as a freehouse or community pub and a CAMRA viability test and example business plan have been provided by Save The Saracens Group. Under the Localism Act, were the building to be listed for sale whilst registered as an ACV, the community would have the opportunity to make a bid to purchase the property, albeit there is no obligation for the seller to accept this. Whilst comments raise concerns at the number of public houses that have closed in the area and that the majority of remaining establishments are bars rather than traditional pubs, given the proximity of the site to these alternative facilities, in accordance with draft Policy PM6 and the NPPF, it is considered that alternative provision of the same or similar facilities is already available in the local area and accessible to residents in that catchment area. It is therefore not considered that the vitality and viability of the town centre would be compromised as a result.

Appropriate Assessment

- 2.22 The impacts of the development have been considered and assessed. There is also a need to consider the likely significant effects on European Sites and the potential disturbance of birds due to increased recreational activity at Sandwich Bay and Pegwell Bay. Accordingly, it is noted the site is located within the Thanet Coast and Sandwich Bay SPA Zone Of Influence set out in draft Policy NE3.
- 2.23 Detailed surveys at Sandwich Bay and Pegwell Bay have been carried out and the identified pathway for such a likely significant effect is an increase in recreational activity which causes disturbance, predominantly by dog-walking, of the species which led to the designation of the sites and the integrity of the sites themselves. A Strategic Access Mitigation and Monitoring Strategy (SAMM) has therefore been adopted by DDC in order to monitor potential impacts on qualifying bird species of the SPA arising from development in the District and to provide appropriate mitigation of the cumulative impact of additional housing development through a range of management and engagement methods. These methods and monitoring of their effectiveness are to be funded by financial contributions from new residential development coming forward within the 9km Zone Of Influence as set out in draft Policy NE3. Notwithstanding this, the proposals would result in the creation of one additional bedroom in the mixed use property, which currently contains three bedrooms in the upper floors of the building. Whilst within the 9km Zone of Influence (set out under draft Policy NE3), it is not considered that the additional bedroom that would be provided as a result of the development would have a likely significant effect given the circumstances.

Planning Balance

- 2.24 The site is located within the settlement confines identified in Policies CP1 and DM1, which is considered to attract limited weight in favour of the proposal. As the site is within the District Centre of Deal (having regard to Policy CP1), it is not considered that Policy DM24 is relevant, as this seeks to protect rural pubs, albeit it is noted the building is an ACV which is a material consideration. The proposals are considered to accord with the exceptions of draft Policy PM6, which is considered to attract moderate weight in favour of the development, as well as being located within the draft settlement confines identified in Policy SP4, which attracts the same weight in favour.
- 2.25 Due to the design and appearance of the proposals, the development is considered to preserve the character or appearance of the street scene and conservation area, resulting in no harm to the significance of this or the settings of nearby Listed Buildings, in accordance with the objectives of Chapter 16 of the NPPF, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and draft Policies SP15, HE1 and HE2. The impact on residential amenity, and other material considerations has been considered and subject to the suggested conditions, is acceptable, weighing in favour of the proposals.
- 2.26 Overall, having had regard to the objectives of NPPF Paragraph 11, it is considered that the disbenefits of the scheme do not outweigh the benefits, with material considerations indicating that permission should be granted.

3. Conclusion

- 3.1 For the reasons set out above and having had regard to the tilted balance engaged under NPPF Paragraph 11, the proposed change of use and conversion of the building to a residential dwelling with associated internal and external alterations is considered to be acceptable in principle and in respect of other material considerations, with the benefits of the development outweighing the disbenefits and it is recommended that permission be granted.

g) Recommendation

- I PLANNING PERMISSION BE GRANTED, subject to the following conditions:
- 1) Time
 - 2) Development to be carried out in accordance with the approved plans
 - 3) External façade of the building to be painted 'chalk white' colour
 - 4) Development to be carried out in accordance with the flood risk assessment and suggested flood mitigation measures within the report
 - 5) Investigation should any items of historic importance be uncovered during ground works
- II Powers to be delegated to the Head of Planning and Development to settle any necessary planning conditions, obligations and reasons in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Rachel Morgan