

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning - 07 th March 2023
Application reference:	223047
Applicant:	London Borough of Waltham Forest
Location:	Chingford Mount Cemetery, 121 Old Church Road, Chingford, London, E4 6ST
Proposed development:	Retention of a temporary enclosure for mortuary fridge containers and cemetery maintenance involving the installation of steel storage containers, laying of construction surface, timber fencing with access gates and steel post with timber sleepers.
Wards affected:	Larkswood
Appendices:	None

1 RECOMMENDATION

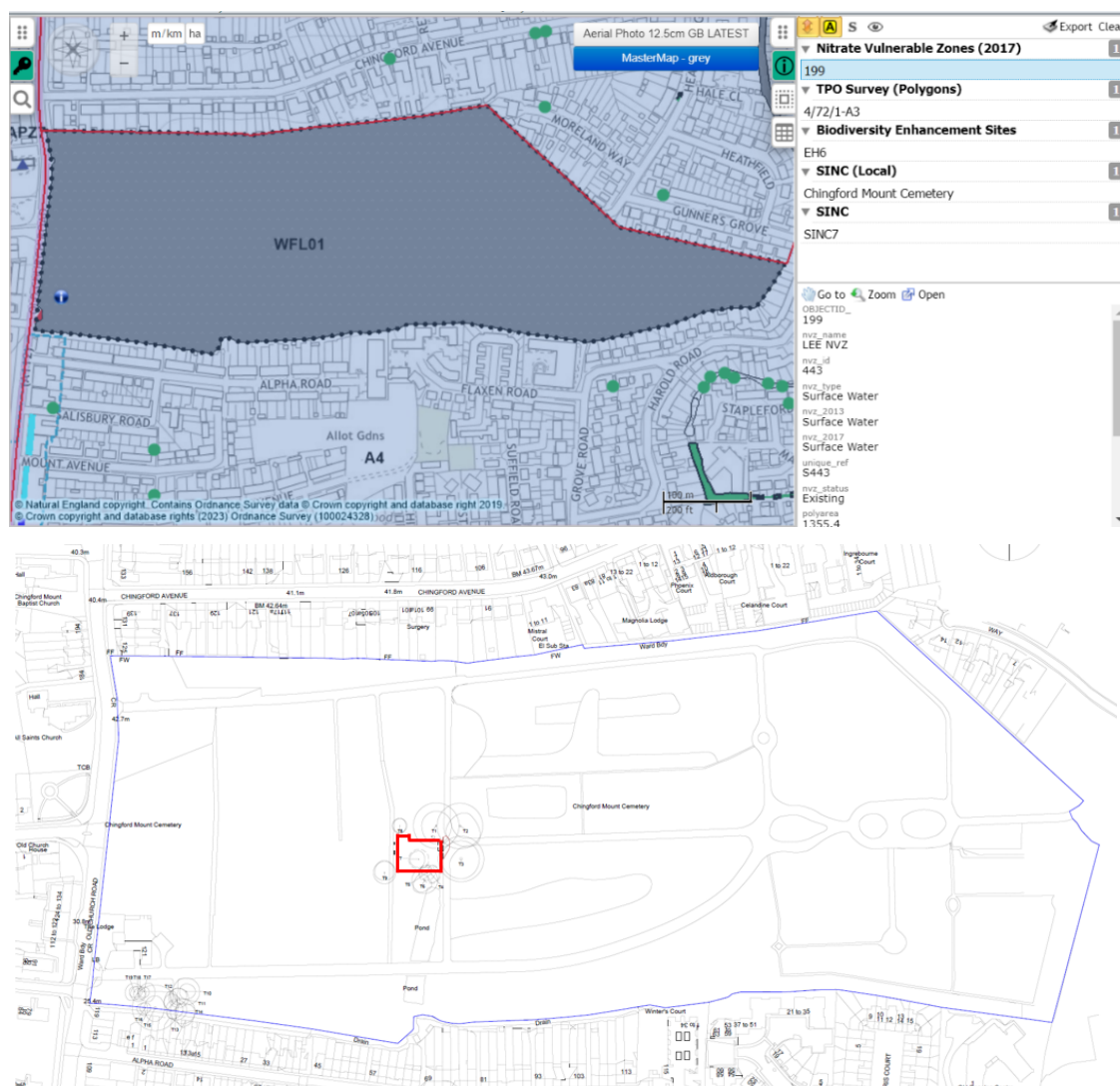
- 1.1 That planning permission is GRANTED subject to conditions.

2 REASONS REFERRED TO COMMITTEE

- 2.1 The Council is the applicant.

3 SITE AND SURROUNDINGS

- 3.1 The application site is an open cemetery run by the London Borough of Waltham Forest situated within a predominantly residential area in Chingford.
- 3.2 The cemetery is a Site of Importance for Nature Conservation (SINC) and a Biodiversity Enhancement Site.
- 3.3 The entire cemetery ground is covered by an area Tree Protection Order (TPO) - 04/72/1-A3. There are large number of trees of various species situated within the grounds of the cemetery.
- 3.4 The proposal relates to the central area of the cemetery, adjacent to a pond situated on the south of the site.



4 APPLICATION PROPOSAL

4.1 The application is sought for the following:

Retention of a temporary enclosure for mortuary and cemetery maintenance involving the steel storage containers, construction surface, timber fencing with access gates and steel post with timber sleepers.

4.2 The temporary enclosure consists of two main parts: a mortuary compound and a maintenance yard.

4.3 Within the mortuary compound, there are four 2.5m x 12m steel mortuary fridge containers and one 2.5m x 6m container used as an office for the Mortuary Service. The entrances of the mortuary fridge containers and the office are covered by a metal corrugated canopy roof.

4.4 Two generators are placed at the northern corner and south-eastern corner of the compound.

4.5 The mortuary compound measures a maximum height of 3.3m, a width of 16.5m and a depth of 22m. It is built with timber profile hoarding with a gate inserted to the front, which is on northern side of the compound.

- 4.6 The maintenance yard is located further west from the mortuary compound. The yard is surrounded by metal posts with timber sleepers between, measuring a maximum height of 1.8m, a maximum width of 25m and a depth of 8.3m.
- 4.7 The construction of the above enclosure and associated works started on 20th December 2021 and was completed on 29th April, 2022. The construction was completed under Emergency Permitted Development Rights, to meet the rising demand for mortuary services incurred from the Covid 19 pandemic.
- 4.8 Three trees were removed during the construction. They belong to the area Tree Protection Order (TPO) - 04/72/1-A3.
- 4.9 Whilst the situation of Covid 19 has been relieved, this application seeks to retain the temporary enclosure and associated works, until the new Mortuary on Queen's Road is completed around September 2023.

5 RELEVANT SITE HISTORY

A. Planning

- 5.1 213991 - Full Planning - Creation of an enclosure for mortuary fridge containers and cemetery maintenance involving the installation of steel storage containers, laying of construction surface, metal fencing with access gates and steel post with timber sleepers – Withdrawn 03rd Feb 2022

B. Pre-Application

- 5.2 Prior to the construction of the temporary structure and associated works, advice has been taken from the Council's Planning Department and Tree Preservation and Urban Greening Team in December 2021. Development was then commenced under Emergency Permitted Development Rights.

C. Enforcement

(i) Enforcement Investigations

- 5.3 None

(ii) Enforcement Notice

- 5.4 None

D. Adjacent Site

- 5.5 No relevant planning history.

6 PUBLIC CONSULTATIONS

6.1 Public Consultation

The Council circulated 53 consultation letters to local residents on the 8th Nov 2022, as follows:

- 43 - 91 Alpha Road (odd numbers)
- 1 - 11 Mistral Court, 85 Chingford Avenue
- 87 - 115 Chingford Avenue (odd numbers)
- The application was advertised via four site notices on the 25 January 2022.

Site notice was displayed, dated 14th November 2022.

The Council received no responses as a result of the public consultation.

6.2 Statutory Consultation

6.2.1 Environmental Health: no response

6.2.2 Tree Preservation and Urban Greening: No objection raised.

Conditions are recommended for the following :

- an Ecological Appraisal with respect to the impact on nesting birds and bats
- a detailed landscaping plan including replacement trees to increase the Biodiversity Net Gain.

7. Development Plan

The London Plan (2021)

6.3 On Tuesday 2nd March 2021 the Mayor of London published the replacement London Plan. From this date it forms part of the Development Plan for the purpose of determining planning applications. The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The relevant policies within the London Plan 2021 are:

- Policy D1 London's form, character and capacity for growth
- Policy D4 Delivering good design
- Policy D11 Safety, security and resilience to emergency
- Policy D14 Noise
- Policy SI 5 Water infrastructure
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

Waltham Forest Local Plan Core Strategy (2012)

6.4 The Waltham Forest Core Strategy (2012) was adopted on 1st March 2012.

6.5 The Core Strategy contains 16 policies designed to deliver the Council's vision for the physical, economic, environmental and social development of the Borough. These policies will be used to direct and manage development and regeneration activity up to 2026.

6.6 The policies considered relevant to this application are as follows:

- Policy CS3: Providing Infrastructure

- Policy CS13: Promoting Health and Well Being
- Policy CS15: Well Designed Buildings, Places and Spaces
- Policy CS16: Making Waltham Forest Safer

Waltham Forest Local Plan Development Management Policies (2013)

6.7 The Local Plan Development Management Policies Document was adopted in November 2013. This sets out the borough-wide policies that implement the Core Strategy and delivering the long-term spatial vision and strategic place shaping objectives. There is an emphasis on collaboration and a positive proactive approach to reaching a balance agreement that solves problems rather than a compromise that fails to meet objectives. The following policies are relevant in this case:

- Policy DM17: Social and Physical Infrastructure
- Policy DM23: Health and Well Being
- Policy DM24: Environmental Protection
- Policy DM23 - Health and Well Being
- Policy DM29: Design Principles, Standards and Local Distinctiveness
- Policy DM32: Managing Impact of Development on Occupiers and Neighbours
- Policy DM33: Improving Community Safety
- Policy DM34: Water
- Policy DM35: Biodiversity and Geodiversity

7 MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (2021)

- 7.1 The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 7.2 This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.
- 7.3 For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".
- 7.4 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high-quality standard. Local

planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes'

- 7.5 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Promoting healthy and safe communities
 - Achieve well-designed places
 - Making effective use of land

Shaping the Borough – London Borough Waltham Forest Draft Local Plan Part One Submission Draft (April 2021)

- 7.6 The Draft Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed Submission Version between 26th October 2020 and 14th December 2020. It has now been submitted to the Secretary of State for examination. This is an early stage of the plan making process and less weight will be given to its policies.
- 7.7 The Draft new Local Plan proposes to be a “combined” document comprising 12 thematic policies and a revised spatial strategy, splitting the borough into North, South and Central Waltham Forest.
- 7.8 The Draft Local Plan clearly sets out the Council's growth agenda which seeks to facilitate the sustainable delivery of 27,000 new homes and 46,000sqm of employment floorspace over the next plan period. The draft policies relating to housing type and mix are reflective of the London Plan (2021).
- Policy 1 - Presumption in Favour of Sustainable Development
 - Policy 48 - Social and Community Infrastructure
 - Policy 52 - Making Safer Places
 - Policy 53 - Noise, Vibration and Light Pollution
 - Policy 56 - Delivering High Quality Design
 - Policy 59 - Amenity
 - Policy 100 - Infrastructure and Developer Contributions

Other policies

Supplementary Planning Document Urban Design (2010)

Local Finance Considerations

- 7.9 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).

- i) There are no grants which have been or will or could be received from central government in relation to this development.
- ii) The Council has not received and does not expect to receive any income from LBWF CIL in relation to this development.
- iii) The Council has not received and does not expect to receive any income from Mayoral CIL in relation to this development.

8 ASSESSMENT

- 8.1 The main issues for consideration, in relation to the proposed development are as follows:

- A. Principle of the Development
- B. Design of the Development
- C. Impact on Neighbouring Amenity
- D. Trees and Biodiversity

A. Principle of the Development

- 8.2 Policy CS3 of the Waltham Forest Local Plan - Core Strategy (2012) and Policy DM17 of the Waltham Forest Local Plan - Development Management Policies (2013) seek to ensure the timely delivery of appropriate infrastructure to strengthen the community and reduce existing deprivation in the Borough.
- 8.3 More specifically, Part B of DM17 advises that to meet increased demand for social infrastructure, the Council will seek:
- i) Development schemes that result in any unmet additional need for social infrastructure to contribute towards supporting upgrading or enhancing existing facilities or providing for new facilities.
 - ii) Suitable developments to make rooms available for local community groups to use or hire, particularly where a development displaces or replaces a facility.
- 8.4 Paragraph 18.14 of Policy DM17 states that 'there is continued need for land for cemeteries and crematoriums, in particular there is a need to ensure provision of burial sites for all the Borough's religious/cultural groups.'
- 8.5 The proposed temporary enclosure and associated works were built to meet the urgent demand for mortuary services during Covid 19. Whilst the situation of Covid 19 has been relieved, this application seeks to retain the temporary structure and associated works as intermediate facilities to provide mortuary services to the Borough, until the new Mortuary on Queen's Road to be completed around September 2023.
- 8.6 As stated on the cover letter dated 08th December 2022 and the attached construction programme of the new Mortuary dated 25th November 2022, once the construction of the new Mortuary is completed and handed over to the Council in early September 2023, the current

temporary structure would be decanted and the site would be cleared to re-instate the soft landscaping.

- 8.7 Retention of the temporary structure would maintain the capacity and quality of the existing mortuary services, catering the increased demand across the Borough.
- 8.8 Officers are satisfied that the proposal would accord with Policies CS3 of the adopted Waltham Forest Local Plan - Core Strategy (2012) and Policy DM17 of the adopted Waltham Forest Local Plan - Development Management Policies (2013) in relation to the principle of the proposal.

B. Design of the Development

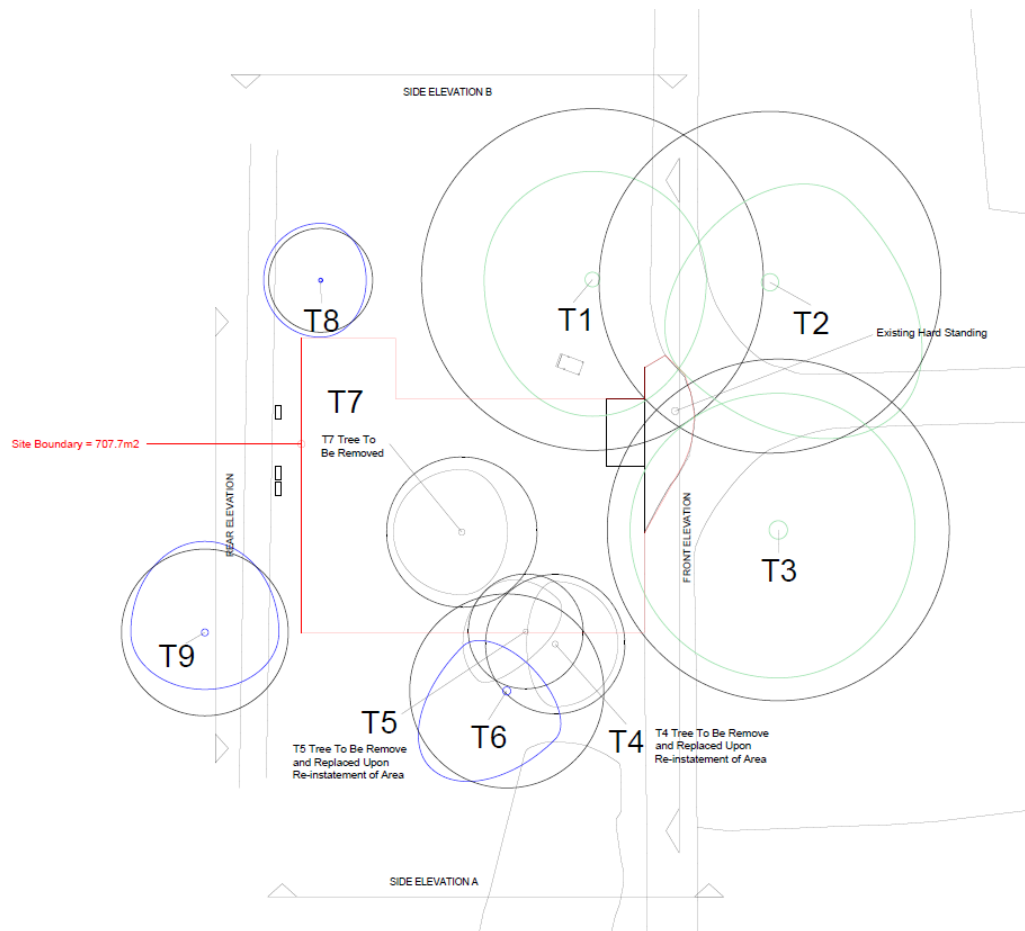
- 8.9 Policy DM29 of the adopted Waltham Forest Local Plan - Development Management Policies (2013) seeks developments to create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.
- 8.10 The temporary mortuary compound to be retained measures a maximum height of 3.3m, a width of 16.5m and a depth of 22m. It is built with timber profile hoarding with a gate inserted to the front.
- 8.11 The mortuary compound is surrounded by timber fence measuring 3.3m tall. Whilst the compound is visible within the cemetery, its appearance is softened by the timber fencing. As such the compound, by virtue of its limited height, material and boundary treatment, is not considered to cause significant harm to the character of the cemetery.
- 8.12 The maintenance yard is surrounded by metal posts and timbers, measuring a maximum height of 1.8m, a maximum width of 25m and a depth of 8.3m. Given its limited height and boundary treatment, the maintenance yard is considered an acceptable development within the cemetery.
- 8.13 Furthermore, the mortuary compound and the maintenance yard are situated in the central area of the cemetery and views of the site are reasonably limited due to surrounding trees particularly when viewing from Old Church Road and Alpha Road. As such they are considered acceptable and no detrimental impacts to the surrounding area shall be incurred.
- 8.14 Given the limited height, positioning, design, materials and boundary treatment, the temporary enclosure is considered a modest addition to facilitate the operation of the cemetery. No obtrusive visual impact to the cemetery and the surrounding area is considered to be caused from the proposal.
- 8.15 The proposal is therefore considered to be in accordance with Policy DM29 of the Development Management Policies (2013).

C. Impact on Neighbouring Amenity

- 8.16 Policy DM32 seeks to manage the impact of new development on neighbouring amenity to ensure that daylight/sunlight, outlook and privacy are maintained for existing occupiers.
- 8.17 The temporary enclosure and associated works proposed to be retained are located in the centre of the cemetery.
- 8.18 The nearest residential properties from the site are set away approximately 120m to the north, 380m to the east, 103m to the south and 211m to the west.
- 8.19 With sufficient distance between the application site and the neighbouring dwellinghouses, the amenity impact of the proposal in terms of daylight/sunlight, outlook and privacy is considered fairly limited.
- 8.20 Whilst the maintenance yard and the generators located within the mortuary compound might create noise during operation, the noise level would be mitigated by the buffering distance between the site and the nearest dwelling houses. It is also noted from site visit that, the noise from the generators is minimal and mostly screened by the timber hoarding. As such the amenity impact of the proposal in terms of noise is not considered significant. The Council's Environmental Health Officers were consulted, and no comments were provided in respect to the development.
- 8.21 In light of above, due to the reasonable distance from neighbouring properties and context of the area. The development is considered and accords with Policy CS15 of the Waltham Forest Local Plan - Core Strategy (2012) and Policies DM29 and DM32 of the Waltham Forest Local Plan - Development Management Policies (2013).

D. Trees and Biodiversity

- 8.22 In terms of Biodiversity and Geodiversity, Policy DM35 of the Development Management Policies (2013) advises that development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on any land or area within the identified Sites of Special Scientific Interest (SSSI), Sites of Importance to Nature Conservation (SINC), Special Areas of Conservation (SAC), RAMSAR sites, Special Protection Areas (See Schedules 13 to 16 and 24 to 26 and the Policies Map) or to protected or priority species.
- 8.23 The cemetery is a Site of Importance for Nature Conservation (SINC) and a Biodiversity Enhancement Site.
- 8.24 The whole of the cemetery ground is covered by an area Tree Protection Order (TPO) - 04/72/1-A3. There are large number of trees of various species situated within the grounds of the cemetery.
- 8.25 Three trees (T4, T5 and T7 as shown below) were removed during the construction of the development due to their proximity to the affected area of the site.



- 8.26 T4 and T5 are Sycamore under Category B while T7 is a Sycamore under Category C. These categories relate to a British Standard methodology for tree classification, which as an established part of the development process, Category C trees are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- 8.27 The Arboricultural Impact Assessment submitted by the applicant states that T7 was in poor structural condition with a large stem cavity.
- 8.28 T4 and T5, whilst of a better overall condition than T7, were removed due to the proximity to the development.
- 8.29 Whilst the removal of trees was not objected to by the Council's Tree Preservation and Urban Greening Officers during the pre-application stage, a condition is recommended to ensure replacement trees would be planted, with suitable species and locations to be submitted and approved by the Council.
- 8.30 It is noted that mitigation measures have been implemented on site to facilitate the growth of the existing trees. For instance, no-dig surfacing (Cellweb Tree Root Protection System) was installed above the ground level, within the nominal Root Protection Areas (RPAs) of T1 to T3 and T6. The Arboricultural Report states that, the no-dig surfacing allows sufficient gaps for tree roots and surface water permeability.

- 8.31 The Arboricultural Report submitted along with the Tree Protection Plan are considered acceptable by the Tree Preservation and Urban Greening Officers.
- 8.32 However, consideration needs to be given to the removal of the temporary enclosure in terms of its impacts on ecology and biodiversity.
- 8.33 Condition requiring a detailed ecological appraisal is recommended, to identify the sensitivity of the site and mitigation measures required for protecting the wildlife habitats, especially bats and birds in the area. The condition ensures that once the temporary enclosure has been decanted, the removal of the structures, including the transportation shall be monitored and managed to minimise the negative impacts on ecology.
- 8.34 Whilst the removal and management of particular trees have been agreed in principle that replacement species should seek to replace biodiversity net gain. As such condition requiring a detailed landscaping plan is also advised to ensure that the replacement trees and associated planting would be re-instated to enhance the Biodiversity Net Gain within the site.
- 8.35 On the basis of the assessment set out above, the proposal, subject to conditions relating to ecological appraisal and landscaping plan, would be in accordance with Policy CS15 of the Waltham Forest Local Plan - Core Strategy (2012) and Policy DM35 of the Waltham Forest Local Plan - Development Management Policies (2013).

9 CONCLUSION

- 9.1 Following the above assessment, it is considered that the retention of the temporary enclosure and associated works would maintain the capacity and quality of the existing mortuary services in the Borough. As such the proposal is considered acceptable in principle.
- 9.2 Furthermore, the proposal, by virtue of its limited height, positioning, design, materials and boundary treatment, would not result in a harmful impact on the character and appearance of the cemetery or the wider area.
- 9.3 In addition, the impact on neighbour amenity would be acceptable owing to the existing separation distances between the application site and nearest residential occupiers.
- 9.4 The impact of the proposal on trees and biodiversity would also be acceptable, subject to conditions relating to ecology and landscaping.
- 9.5 The application has been considered against the relevant development plan policies and other material considerations including Policies CS3 and CS15 of Waltham Forest Local Plan - Core Strategy (2012), Policies DM17, DM29 and DM32 of Waltham Forest Local Plan - Development Management Policies (2013).
- 9.6 It is recommended that planning permission be granted subject to conditions and informative.

10 ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 10.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- 10.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 10.3 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balance against other relevant factors.
- 10.4 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 10.5 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 10.6 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant

permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

11 RECOMMENDATION

11.1 It is recommended that the Planning Committee resolve to grant permission subject to the following conditions:

Conditions

1. This permission shall be limited to a period expiring 8 months from the date of the decision notice, at which time the containers and associated structures shall be removed from the site.

2. The development shall be retained in accordance with the following drawing numbers and documents:

- EVO-XX-DR-A-01, Rev P2, dated 24.11.22
- EVO-XX-DR-A-02, Rev P2, dated 24.11.22
- EVO-XX-DR-A-03, Rev P2, dated 24.11.22
- EVO-XX-DR-A-04, Rev P2, dated 24.11.22
- EVO-XX-DR-A-05, Rev P2, dated 24.11.22
- EVO-XX-DR-A-06, Rev P4, dated 17.02.23
- EVO-XX-DR-A-07, Rev P2, dated 24.11.22
- EVO-XX-DR-A-09, Rev P3, dated 10.02.23
- EVO-XX-DR-A-08, Rev P3, dated 19.01.23
- EVO-XX-DR-A-10, Rev P3, dated 10.02.23
- EVO-XX-DR-A-11, Rev P2, dated 24.11.22
- EVO-XX-DR-A-12, Rev P3, dated 10.02.23
- EVO-XX-DR-A-13, Rev P2, dated 24.11.22
- EVO-XX-DR-A-14, Rev P3, dated 10.02.23
- EVO-XX-DR-A-15, Rev P4, dated 17.02.23
- EVO-XX-DR-A-16, Rev P3, dated 10.02.23
- EVO-XX-DR-A-17, Rev P3, dated 10.02.23
- EVO-XX-DR-A-18, Rev P3, dated 10.02.23
- EVO-XX-DR-A-19, Rev P3, dated 10.02.23
- EVO-ZZ-00-D-A-20, Rev P2, dated 17.02.23
- EVO-ZZ-00-D-A-21, Rev P2, dated 17.02.23
- Arboricultural Report, dated December 2021

- Email from Planning Officers, dated 15 Dec 2021
- Letter to Planning Department, dated 08.12.2022
- Walthamstow Mortuary Redevelopment, Rev D, dated 25/11/2022

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Three months prior to the expiry of the temporary permission hereby granted, an ecological assessment (carried out by a suitably qualified person) to include a site survey, statement of the site, assessment of impact and mitigation measures, such as but not limited to habitat boxes for birds and bats must be submitted to and approved in writing by the Local Planning Authority. The removal works shall take place after the submitted documents have been approved in writing by the Local Planning Authority and all works shall be carried out in accordance with the approved ecological assessment recommendations and any necessary mitigation measures shall be provided and thereafter retained in perpetuity.

Reason: In the interest of biodiversity and local amenity, in accordance with Policy CS5 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policy DM35 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

4. Three months prior to the expiry of the temporary permission hereby granted, transportation details for the removal of the containers and associated structures including swept path drawings of the delivery vehicle manoeuvre, shall be submitted to and agreed in writing with the Local Planning Authority to ensure the removal works shall not harm the local ecology. The removal works shall take place after the submitted documents have been agreed in writing by Local Planning Authority and the structures and associated equipment shall be removed in accordance with the approved details.

Reason: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies CS5 and CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012), and Policies DM29 and DM35 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

5. Three months prior to the expiry of this decision notice, details of the soft landscaping for the land subject to reinstated shall be submitted to the Local Planning Authority. The landscaping scheme shall include details of the replacement trees and proposed planting (including species, size, density, location and management plan) to be agreed by the Local Planning Authority in writing. The removal works shall take place after the submitted documents

have been agreed in writing by the Local Planning Authority and the remedial works relating to the landscaping shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the removal of the temporary enclosure and associated works.

Reason: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies CS5 and CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012), and Policies DM29 and DM35 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Informatives:

1. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website and which have been followed in this instance.
2. This notice is without prejudice to your responsibilities under any other legislation.