

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR  
AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

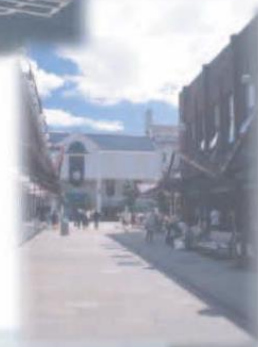
**AR GYFER PWYLLGOR  
CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING  
COMMITTEE**

**AR 27 GORFFENNAF 2017  
ON 27 JULY 2017**

**I'W BENDERFYNU/  
FOR DECISION**

*Ardal  
Dwyrain/  
Area East*



**Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.**

**In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>27 JULY 2017</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

**I N D E X - A R E A E A S T**

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>	<b>PAGE NOS.</b>
<b>E/34907</b>	<b>Mixed Use Development Consisting of A1, Office and Residential Elements at Former Police Station and Courthouse Site, Margaret Street, Ammanford, SA18 2NP</b>	<b>9 - 16</b>
<b>E/35622</b>	<b>Conversion of Former Courthouse to Offices at Former Courthouse, Margaret Street, Ammanford, SA18 2NP</b>	<b>17 - 21</b>

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR REFUSAL</b>
	<b>There are no applications recommended for refusal.</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>E/34907</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	MIXED USE DEVELOPMENT CONSISTING OF A1, OFFICE AND RESIDENTIAL ELEMENTS AT FORMER POLICE STATION AND COURTHOUSE SITE, MARGARET STREET, AMMANFORD, SA18 2NP

<b>Applicant(s)</b>	ASPECT DEVELOPMENTS LTD, C/O AGENT,
<b>Agent</b>	JCR PLANNING LTD - JASON EVANS, UNIT 2 CROSS HANDS BUSINESS WORKSHOP, HEOL PARC MAWR, CROSS HANDS, SA14 6RE
<b>Case Officer</b>	Andrew Francis
<b>Ward</b>	Ammanford
<b>Date of validation</b>	04/01/2017

## CONSULTATIONS

**Welsh Government Transport Division** – Recommends the imposition of planning conditions.

**Natural Resources Wales** – Has no objections to the proposal, offers advice about foul water and bats.

**Dwr Cymru Welsh Water** – Has no objections to the proposal.

**Dyfed Powys Police** – Requests that the developers liaise with the Police in order for building to achieve Secure by Design accreditation.

**Ammanford Town Council** – No comments received to date.

**Local Member** – County Councillor D Harries has not commented to date.

**Neighbours/Public** – The application was advertised by means of a Site Notice. No comments have been received as a result.

## RELEVANT PLANNING HISTORY

E/10762 Construction of 12 self-contained flats over 4 offices.  
Full Permission Granted

22 February 2007

E/10006	Removal of bank and construction of retaining wall along Margaret St frontage Full Permission Granted	26 July 2005
E/08582	Redevelopment of vacant site to provide hotel, restaurant and function space with ancillary accommodation Withdrawn	03 May 2005
AM/03689	Conversion of redundant police station building into commercial office units Full Permission Granted	19 March 2003
AM/03688	Conversion of redundant police station building into residential useage Full Permission Granted	19 May 2003
P6/856/93	Siting of two portacabins – double decker Planning Approved	17 February 1994

## **APPRAISAL**

**This is an application in which the Council has an interest as a landowner.**

## **THE SITE**

The application site consists of the prominent plot of land in Ammanford that was the site of the old police station on the corner of College Street and Margaret Street. The old police station was demolished a number of years ago and the site has remained as undeveloped brownfield land since. The former police station was built adjacent to the existing but currently unused court building which is of a similar architectural style to the old police station. This is subject to a concurrent application also presented at this Committee.

The parcel of land measures 1880 sq. m. and is relatively flat, though the land around to the north and east rises, with existing buildings sited to the east and a retaining wall and road to the south.

The access to the site is via College Street which is the A483 trunk road and serves a mixed use area of Ammanford leading to a main junction. The area is characterised by various uses including offices, shops, A3 restaurants, health clinics and professional consulting rooms.

## **THE PROPOSAL**

The application seeks full planning permission for the development of a 2-storey building which would accommodate 4 two bedroom flats on the first floor and a grocery shop on the ground floor.

Each flat on the first floor seeks to provide two bedrooms, a lounge, a kitchen, a bathroom and a lobby. Two of the flats measure 51 sq. m., one flat measures 62 sq. m. and the final flat measures 64 sq. m.

The proposed A1 use grocery retail unit on the ground floor measures some 295 square metres.

In terms of the external finishes of the building, it is proposed that the walls are to have a facebrick lower half with a white roughcast rendered first floor with face brick detailing. The roof is to have an artificial slate covering, whilst the ground floor windows are to be grey aluminium units and facade whilst the first floor is to have white uPVC units.

In addition to the new development, the existing courthouse basement is to be converted to be used as a store area for the proposed retail unit.

In total, 22 parking spaces are proposed to serve the development – 4 are to serve the proposed flats, with the remaining 18 to be used for customers of the shop. Of these, 3 will be designated disabled spaces.

Recently, a retaining wall has been built along the site's southern edge. This will be utilised to provide a walkway up to the flat entrance at first floor which is situated in between the proposed building and the former courthouse building.

## **PLANNING POLICY**

The application site lies within the settlement development limits for Ammanford and just outside the edge of the defined Town Centre, as defined in the Carmarthenshire Local Development Plan. As such, policies GP1, GP3, H2, RT1, TR1, TR2 and TR3 apply.

Policy GP1 states that in this instance the development should conform with and enhance the character and appearance of the area, utilise appropriate materials and should not have a significant impact on the amenity of adjacent land uses, properties, residents or the community. The proposal should also include a mixture of uses appropriate to the scale of the development and helps to create attractive and safe public places, which has an appropriate access which does not give rise to any parking or highway safety concerns and has regard for the for the satisfactory generation, treatment and disposal of both surface and foul water.

Policy GP3 states that where necessary, developers will be required to enter into planning obligations to secure contributions to fund improvements needed arising from the new development. In implementing this policy, schemes will be assessed on a case by case basis. This case will require a contribution, however as the landowner is the Council, it cannot enter into an agreement with itself. Instead a Planning Condition will be used to secure the contribution.

Policy H2 states that proposals for housing developments on unallocated sites within development limits will be permitted provided they are in accordance with the principles of the Plan's strategy and its policies and proposals.

Policy AH1 seeks a contribution towards affordable housing on such development sites. This area is situated within the 10% sub market area. Where viability targets cannot be achieved, variation may be agreed on a case by case basis.

Policy RT1 states that retail proposals will be considered in accordance with the Authority's retail hierarchy and the policies of the LDP. Ammanford is a Principal Centre and Growth Area. Whilst the site isn't in the defined town centre it is adjacent.

Policy TR1 requires that any proposals should not restrict traffic movement or compromise the safety of the primary road network.

Policy TR2 considers proposals which have the potential for significant trip generation and will be permitted where it is located in a manner consistent with the Plan's strategic objectives, policies and proposals, is accessible to non-car modes of transport and provision is made for non-car modes of transport and those with mobility difficulties.

Policy TR3 in this instance requires that the development has appropriate parking and servicing space in accordance with required difficulties, an appropriate access reflective of the relevant class of road and speed limit and suitable drainage systems that dispose of surface water from the highway. Proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the residents will be permitted, as will proposals which will not result in offsite congestion where the road network capacity is sufficient.

### **THIRD PARTY REPRESENTATIONS**

No third party representations have been received as a result of the consultation process.

### **CONCLUSION**

The submitted application is of an acceptable design for the location. Its scale is suitable for the plot it occupies and the related buildings to the rear and the area in general. Given the empty plot, the move to utilise it with a retail unit and four residential flats, the proposal regenerates a prime brownfield site in Ammanford which is beneficial to the townscape whilst not harming the amenities of any neighbouring buildings and not giving rise to any highway or parking concerns, in compliance with policy GP1.

In terms of policy H2, the provision of 4 new residential units at this location is acceptable and compliant with the policies of the LDP.

With regard to the retail aspect of the proposal and policy RT1, the proposal's location adjacent to the defined Town Centre of Ammanford, a Primary Centre and Growth Area, is generally considered to fit within the retail hierarchy of the LDP and therefore it is considered that the proposal is located acceptably in a mixed use area, compliant with RT1.

Given that the site fronts the A483 trunk road, it has been important to ensure that the transport issues of this proposal have been considered carefully. Following the submission of amended plans the Welsh Government's Transport Division has offered no objection to the proposal. It is considered that the proposal is served by a suitable access, parking and turning facility. Given its central location, in close proximity to the town's bus station the site is well served by alternative forms of transport and is also easily reached by walking and cycling and by those with mobility difficulties. The surrounding highway network is also capable of accommodating the potential extra traffic this development



could generate. As such, it is considered that the proposal conforms to policies TR1, TR2 and TR3.

Turning to the issue of providing contributions to the affordable housing fund as required by policies GP3 and AH1, typically these would be secured via a legal agreement in accordance with Section 106 of the Town and Country Planning Act. However, as the Local Authority currently own this land, we cannot enter into a legal agreement with ourselves. As such, the contribution of £9571.44 will be requested as a condition.

Taking the above into account, on balance, it is considered that the proposed development offers a suitable form of development for the currently vacant brownfield plot in a prime location in Ammanford and does so in compliance with the relevant policies of the LDP. As such, the proposal is recommended for approval.

## **RECOMMENDATION – APPROVAL**

### **CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development shall be carried out strictly in accordance with the following approved plans unless amended by any of the following conditions:
  - The 1:1250 scale Site Location Plan (CW489/03) received on the 30 November 2016,
  - The 1:500 and 1:250 scale amended Proposed Access (101A) received on the 27 March 2017,
  - The 1:100 scale amended Proposed Site Layout Plan (CW489/02a Rev D) received on the 8 March 2017,
  - The 1:100 scale Courthouse Proposed Floor Plans and Elevations (CW489/01 Rev A) received on the 30 November 2016.
  - The 1:100 scale amended Proposed Floor Plans and Elevations for Retail and Residential Units (CW489/01 Rev K) received on the 24 May 2017.
- 3 Prior to construction a site compound shall be identified for the written approval of the Local Planning Authority so that all vehicles can enter and exit the site in a forward gear during the construction phase.
- 4 All access works with the trunk road shall be fully completed to the satisfaction of the Local Planning Authority prior to beneficial use of the proposed development.
- 5 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purposes of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 6 The rating level of the noise emitted from the A1 and office development shall not exceed the existing background noise level. The rating noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made

in accordance with BS 4142: 2014 Methods for Rating and Assessing Industrial and Commercial Sound.

- 7 Within 28 days from the receipt of written request from the Local Planning Authority, the operator of the development shall, at its own expense, employ an independent consultant approved by the Local Planning Authority to assess the level of noise emissions arising from the development to determine whether they exceed the noise levels specified in Condition 1. The assessment shall be undertaken under the supervision of the Local Authority.
- 8 In the event that Condition 7 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in Condition 7. These measures will then be implemented forthwith.
- 9 The shop hereby permitted shall not operate other than between the hours of 07:00 and 23:00 Monday to Sundays including public and bank holidays.
- 10 The permission hereby approved shall be carried out strictly in accordance with the Discussion, Limitations of Survey, Recommendations, Requirements and Mitigation, Notes, Method Statement and Appendix 2 sections of the submitted bat report.
- 11 No residential unit hereby approved shall be occupied until a commuted sum totalling £9571.44 towards an Affordable Housing Fund as per the requirement in Local Development Plan policy AH1 based upon the rate of £41.98 per sq. m in the 10% sub market area.
- 12 Prior to the commencement of development details or samples of the bricks to be used on the external elevations of the proposed building is to be submitted to and approved in writing by the Local Planning Authority. The scheme will be built as approved.

## **REASONS**

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity.
- 3-5 In the interest of highway safety.
- 6-9 In the interest of residential amenity.
- 10 To protect ecological interests on the site.
- 11 To help provide for affordable housing in the area.
- 12 In the interests of visual amenity.

## **NOTES**

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute

unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement if development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk))
- 3 This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 12 October 2011 (Minute No 7 refers).
- 4 Any prospective purchaser(s) of the land referred to in the Planning Permission E/34907 will be required in the Contract of Sale to enter into a Unilateral Undertaking or S106 Agreement with Carmarthenshire County Council for the provision of an Affordable Housing contribution of £41.98 per square metre.

## **REASONS FOR GRANTING PLANNING PERMISSION**

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development accords with policy GP1 of the LDP in that the proposed development represents an acceptable form of development which is appropriate to the character and appearance of the surrounding area, is of an acceptable design and will not have an unacceptable impact upon the residential amenity of nearby properties and provides an acceptable access and parking facilities.
- The proposed development accords with policy GP3 and AH1 of the LDP in that the proposed development is to contribute towards the affordable housing fund based on its location in the 10% sub market area.

- The proposed development accords with policy H2 of the LDP in that the land is situated within the settlement limits for Ammanford and the proposal does not conflict with other policies within the plan.
- The proposed development accords with policy RT1 of the LDP in that the proposal is situated immediately adjacent to the defined Town Centre of Ammanford which is defined a Principal Centre in a Growth Area, making good use of brownfield land.
- The proposed development accords with policies TR1, TR2 and TR3 of the LDP in that the proposed development is accessible from non-car modes of transport, located in a manner consistent with the plan's objectives, would not generate unacceptable levels of traffic on the surrounding road network, or harm highway safety whilst providing acceptable parking and service space to highway standards.

<b>Application No</b>	<b>E/35622</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	CONVERSION OF FORMER COURTHOUSE TO OFFICES AT FORMER COURT HOUSE, MARGARET STREET, AMMANFORD, SA18 2NP

<b>Applicant(s)</b>	ASPECT DEVELOPMENTS LTD, C/O AGENT,
<b>Agent</b>	JCR PLANNING LTD - JASON EVANS, UNIT2 CROSS HANDS BUSINESS WORKSHOP, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
<b>Case Officer</b>	Andrew Francis
<b>Ward</b>	Ammanford
<b>Date of validation</b>	05/06/2017

## **CONSULTATIONS**

**Welsh Government Transport Division** – Offers no objection to the proposal.

**Dwr Cymru Welsh Water** – Has no objections to the proposal.

**Ammanford Town Council** – No comments received to date.

**Local Member** – County Councillor D Harries has not commented to date.

**Neighbours/Public** – The application was advertised by means of a Site Notice. No comments have been received as a result.

## **RELEVANT PLANNING HISTORY**

E/34907	Mixed Use Development Consisting of A1, Office and Residential Elements	Pending
E/10762	Construction of 12 self-contained flats over 4 offices. Full Permission Granted	22 February 2007
E/10006	Removal of bank and construction of retaining wall along Margaret St frontage Full Permission Granted	26 July 2005
E/08582	Redevelopment of vacant site to	

	provide hotel, restaurant and function space with ancillary accommodation Withdrawn	03 May 2005
AM/03689	Conversion of redundant police station building into commercial office units Full Permission Granted	19 March 2003
AM/03688	Conversion of redundant police station building into residential useage Full Permission Granted	19 May 2003
P6/856/93	Siting of two portacabins – double decker Planning Approved	17 February 1994

## **APPRAISAL**

**This is an application in which the Council has an interest as a landowner.**

### **THE SITE**

The application site consists of the existing building situated on Margaret Street which once accommodated the courthouse. It once was linked to the old police station fronting College Street, but this has been demolished over ten years ago, leaving a prominent plot of land on the corner of College Street and Margaret Street. This site has a concurrent application, E/34907, which is also under consideration.

The existing former courthouse building is a fairly attractive red brick and render building set on a sloping plot, with three floors. The basement currently accommodates a boiler room, a services room and a garage. The main floor accommodates the court hall which has a vaulted ceiling, a magistrate's room, a solicitor's room, an office and WCs.

The vehicular access to the site is via College Street which is the A483 Trunk road and serves a mixed use area of Ammanford leading to a main junction. The area is characterised by various uses including offices, shops, A3 restaurants, health clinics and professional consulting rooms. The local area is also served by a large public car park.

### **THE PROPOSAL**

The application seeks full planning permission for the conversion of the existing building into offices. The main floor is to be split into two distinct office spaces, with three large offices, a kitchenette, WC, lobby and lift in the space where the court chamber was, and four smaller offices, 2 WCs and a kitchen in the area where the court offices were located. A new first floor is to be created which again is to provide a space with 4 offices, a kitchen area and WC facilities.

The basement is to be utilised by the adjacent site and the application submitted under reference E/34907 which seeks to use the basement as a storage area to serve the proposed retail unit.

The building isn't to be extended in any way so the conversion works would be fully self-contained within the existing structure.

## **PLANNING POLICY**

The application site lies within the settlement development limits for Ammanford and just outside the edge of the defined Town Centre, as defined in the Carmarthenshire Local Development Plan. As such, policy GP1 applies.

Policy GP1 states that in this instance the development should conform with and enhance the character and appearance of the area, utilise appropriate materials and should not have a significant impact on the amenity of adjacent land uses, properties, residents or the community. The proposal should also include a mixture of uses appropriate to the scale of the development and helps to create attractive and safe public places, which has an appropriate access which does not give rise to any parking or highway safety concerns and has regard for the for the satisfactory generation, treatment and disposal of both surface and foul water.

## **THIRD PARTY REPRESENTATIONS**

No third party representations have been received as a result of the consultation process.

## **CONCLUSION**

The submitted application barely makes any changes to the external appearance of the building, whilst offering a new and marketable use which should help it retain its usefulness near the centre of Ammanford. Given the extremely modest external changes, the proposal is of an acceptable design for the location and in conjunction with the retail and residential development adjacent, the overall proposal aims to regenerate a prime brownfield site in Ammanford which is beneficial to the townscape whilst not harming the amenities of any neighbouring buildings and not giving rise to any highway or parking concerns, in compliance with policy GP1.

Taking the above into account, it is considered that the proposed development offers a suitable form of development within the currently empty building currently vacant brownfield plot in a prime location in Ammanford and does so in compliance with the relevant policies of the LDP. As such, the proposal is recommended for approval.

## **RECOMMENDATION – APPROVAL**

### **CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development shall be carried out strictly in accordance with the following approved plans unless amended by any of the following conditions received on 13 April 2017:
  - The 1:1250 scale Location Plan (CW489.13),
  - The 1:100 scale Proposed Floor Plans and Elevations (CW489.11 Rev D),
  - The 1:100 scale Section Details (CW489.12).

- 3 The rating level of the noise emitted from the office development shall not exceed the existing background noise level. The rating noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for Rating and Assessing Industrial and Commercial Sound.
- 4 Within 28 days from the receipt of written request from the Local Planning Authority, the operator of the development shall, at its own expense, employ an independent consultant approved by the Local Planning Authority to assess the level of noise emissions arising from the development to determine whether they exceed the noise levels specified in condition 3. The assessment shall be undertaken under the supervision of the Local Authority.
- 5 In the event that Condition 3 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in Condition 3. These measures will then be implemented forthwith.
- 6 The permission hereby approved shall be carried out strictly in accordance with the Discussion, Limitations of Survey, Recommendations, Requirements and Mitigation, Notes, Method Statement and Appendix 2 sections of the submitted bat report.

## **REASONS**

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity.
- 3-5 In the interest of residential amenity.
- 6 To protect ecological interests on the site.

## **NOTES**

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement if development will constitute unauthorised development. This will necessitate the



submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk))
- 3 This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 12 October 2011 (Minute No 7 refers).

### **REASONS FOR GRANTING PLANNING PERMISSION**

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development accords with policy GP1 of the LDP in that the proposed development represents an acceptable form of development which is appropriate to and will enhance the character and appearance of the surrounding area, maintains the design of the existing building design and will not have an unacceptable impact upon the amenity of nearby properties. It also has due regard for the safe use of the existing transport network and is easily accessible by all forms of transport, including those with restricted mobility.

**APPLICATIONS RECOMMENDED FOR REFUSAL**