

Perth and Kinross Council
Planning & Development Management Committee – 20 October 2021

Report of Handling by Head of Planning & Development (Report No. 21/187)

PROPOSAL: S42 application to modify condition 7 (open space and parkland) of permission 17/00886/FLM

LOCATION: Land 300 Metres northwest of Lathro Farm Kinross

Ref. No: [21/00746/FLM](#)

Ward No: P8 – Kinross-shire

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 This 33 hectare site, known as Lathro Farm, sits between Kinross to the north and Milnathort to the south. It has been designated for residential purposes since Local Development Plan 2014 (LDP1).
- 2 The primary purpose of this Section 42 (S42) application seeks a revision to the requirements of Condition 7 of the extant planning permission 17/00886/FLM (which was itself an amendment to an earlier permission: 15/01512/FLM). The proposed revision seeks simply to change the ‘approved’ landscape requirements of Condition 7, to also incorporate amended landscaping bunds within the ‘Country Park’ area being formed to the west. These bunds would be up to 2.5 metres high and would use surplus soil from Phase 2 of the development, (planning application reference 19/00917/FLM).

- 3 Condition 7 currently states:

“The areas of public open space and parkland indicated on the approved landscape and planting drawings shall be planted in accordance with the open space standards of the Planning Authority and completed to phase with the adjacent dwellinghouses in accordance with a programme to be submitted to and agreed in writing with the Planning Authority prior to the commencement of the development. The scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority.”

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and to reserve the rights of the Planning Authority.”

- 4 Assessment for the proposed changes for this condition is set out below. The proposed replacement condition detailed in Para 55.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 5 A review of the Planning Authorities position has concluded that no further EIA work is required. This reflects the limited development proposed, concluding the amended scheme would not result in any significant effects. It is noted that the proposal would not result in net importation of material and that vehicle movements to otherwise transport from Phase 2 would be reduced.

Pre-Application Consultation

- 6 The proposal is classed as a Major Application as defined in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. However, Pre-Application Consultation (PAC) is not required for S42 applications.

National Policy and Guidance

- 7 The Scottish Government expresses its planning policies through The National Planning Frameworks, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

National Planning Framework 2014

- 8 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. This is a statutory document and material consideration in any planning application. It provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

The Scottish Planning Policy 2014 (SSP)

- 9 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- The preparation of development plans;
- The design of development, from initial concept through to delivery; and
- The determination of planning applications and appeals.

- 10 The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability: paragraphs 24 – 35

- Placemaking: paragraphs 36 – 57
- Valuing the Natural Environment: paragraphs 193-218
- Managing Flood Risk and Drainage: paragraphs 254 - 268

Planning Advice Notes

11 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 69 Planning and Building standards Advice on Flooding

Creating Places 2013

12 Creating Places is the Scottish Government’s policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Development Plan

13 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019 (LDP2).

TAYPlan Strategic Development Plan 2016-2036

14 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”

15 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 8: Green Networks

Perth and Kinross Local Development Plan 2

16 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population*

and economic growth.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary;

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 14B: Open Space within New Developments
- Policy 15: Public Access
- Policy 40B: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 46: Loch Leven Catchment Area
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage

LDP2 Allocation

- 17 The site is not identified in LDP2 as an allocation, the site benefits from full planning permission, with an associated masterplan, and has seen Phase 1 and other works undertaken. Rather, LDP2 sees the site contained within the settlement boundary and notes that the ‘Lathro Farm’ development is carried forward and under development.

Other Policies and Guidance

- Flood Risk and Flood Risk Assessments – Developer Guidance January 2021

Site History

- 18 [14/00493/SCRN](#) An EIA Screening Opinion was issued in April 2014, advising that an EIA was required in relation to the proposed residential development and its associated significance of impact on environmental receptors.
- 19 [14/00004/PAN](#) A Proposal of Application Notice (PoAN) for residential development with associated open space, landscaping and infrastructure was accepted in May 2014.
- 20 [14/01345/SCOP](#) An EIA Scoping Opinion was issued in September 2014 relating to residential development with associated access and landscaping.
- 21 [15/01512/FLM](#) Full Planning Permission for the erection of 300 dwellinghouses, formation of open space, landscaping and associated infrastructure works. Approved in March 2017 (following conclusion of S75).
- 22 [17/00759/FLL](#) Full Planning Permission for the erection of 13 dwellinghouses and associated works. Application was withdrawn.

- 23 [17/00760/FLL](#) Full Planning Permission for 47 dwellinghouses and associated works. Application in March 2017.
- 24 [17/00886/FLM](#) An Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 sought to modify conditions 8 (children's play area), 9 (access) and 11 (boundary treatment) of planning permission 15/01512/FLM. Approved in September 2017.
- 25 [17/00893/FLL](#) Full Planning Permission for the erection of 13 dwellinghouses, formation of open space, landscaping and associated infrastructure works for plots 1-6, relocation of SUDs basin, pump station and erection of substation (revised layout and design). Approved in September 2017.
- 26 [17/01721/FLL](#) Full Planning Permission for the erection of 12 dwellinghouses and associated works. Approved in May 2018.
- 27 [18/01117/FLL](#) Full Planning Permission for the erection of 47 dwellinghouses and associated works (including change of house type to include sunrooms to selected plots). Approved in April 2019.
- 28 [18/01118/FLL](#) Full Planning Permission for the erection of 12 dwellinghouses and associated works (change of house type to include sunrooms to selected plots). Approved in April 2019.
- 29 [18/00013/PAN](#) A Proposal of Application Notice (PoAN) for residential development was accepted in November 2018.
- 30 [19/00917/FLM](#) Full Planning Permission for the erection of 169 dwellinghouses and associated works (change of house types and layout for Phase 2). The Reporter appointed by the Scottish Government's Planning and Environmental Appeals Division (DPEA) has indicated that they are minded to grant the appeal, subject to the conclusion of a legal (S75) agreement, the process of which is nearing conclusion.

CONSULTATIONS

- 31 As part of the planning application process the following bodies were consulted:

External

- 32 **Scottish Environment Protection Agency:** No objection. The nature of the application falls out with SEPA's 'triage framework', with no formal comment required.
- 33 **Kinross Community Council:** No response.

Internal

- 34 **Biodiversity/Tree Officer:** No objection.

- 35 **Flooding:** No objection. Advise of satisfaction that the proposed earthworks are out with and will not affect the functional floodplain (plus allowance for climate change).
- 36 **Roads:** No objection.
- 37 **Community Greenspace:** No objection. Clarifying no concerns with the proposals.

Representations

- 38 A total of 11 representations have been received, including two from Kinross-shire Civic Trust. The issues raised are summarised below:
- Contrary to development plan policy;
 - Adverse impact on flood and drainage, including groundwater;
 - Out of character with area;
 - Reduced aesthetic value;
 - Accuracy of plans queried;
 - Additional car parking unimaginative;
 - Proposed landscaped amphitheatre inappropriate at this location; and
 - Loss of open space and inappropriate land use.
- 39 These points, insofar as they are material planning considerations, are addressed in the Appraisal section below.
- 40 Several representations submitted also refer to issues which are not considered material to the assessment of this application, many of which have already been considered in relation to planning permissions 15/01512/FLM and 19/00917/FLM respectively. These include:
- Road safety concerns
 - Traffic congestion
 - Loss of trees
 - Noise pollution
 - Groundwater within residential element.

ADDITIONAL STATEMENTS

Screening Opinion	No further EIA required.
Environmental Impact Assessment (EIA): Environmental Report	Not Required.
Appropriate Assessment	AA Completed.
Design Statement or Design and Access Statement	Not Required.
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required – clarification all works out with flood risk areas.

APPRAISAL

- 41 Section 42(1) of the Town and Country Planning (Scotland) Act 1997 relates to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
- 42 Section 42(2) requires that the Planning Authority shall consider only the question of the condition(s) subject to which planning permission should be granted, and:
- (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly;
 - (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.
- 43 The determining issues in this case are whether; the proposal complies with Development Plan policy, or if there are any other material considerations which justify a departure from that policy. Currently, the adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and LDP2. The relevant policy considerations are outlined above and are considered below. In terms of other material considerations, this involves national policy and guidance; the Council's other approved policies, supplementary guidance, statutory consultees; and additional statements submitted.

Principle

- 44 The principle of the development subject of the application has been previously established, ultimately through the approval of the extant planning permission (17/00886/FLM). The principle of development is therefore well-established and is not, in any case, reviewed as part of this S42 application. It is noted that since the original planning permission approvals, there has been a change to the Development Plan, through TAYplan 2016 and LDP2 in 2019. The changes within the Development Plan are however not significant in relation to the proposed changes of this S42 application. The technical amendment of Condition 7, to allow for the material change of the approved landscaping, is not in itself considered contrary to the general terms of the development plan. Nevertheless, consideration must be given to the specific characteristics of the amendments and representation points raised, including: the design and layout, landscape and visual impact, flooding and drainage, set within the context of the application site and whether any adverse impacts are calculated.

Design and Layout

- 45 In respect of design and layout, LDP2 Policies 1 and 2 directly apply. The proposed modification to Condition 7 will change the design, layout and overall

character of the Country Park from what is currently approved. The landscaped mounding is identified to be restricted to the western section of the site, primarily outside the flood plain areas. The earthworks have been designed in a way to provide visual interest and to avoid appearing over-engineered, working with the open spaces and path networks. The planting proposals include meadow grasses with low level colourful shrubs and tree planting surrounding a natural amphitheatre. In response to representation, there is no significant net loss of open space, aside from the 8 additional car parking spaces, and the land use remains the same, albeit delivered in a different format. Community Greenspace advise that they are content with the proposed landscape layout.

- 46 Overall, the proposed amendment to landform at this end of the country park is considered to provide a positive interest and does not conflict with the existing design and layout. The provision of additional car parking on the edge of the park is noted as being of standard design; however, it is recognised this is a practical solution to achieve complementary parking for visiting park users. The proposed amendments are considered to be compliant to LDP2 policies in relation to design and layout.

Landscape and Visual Impact

- 47 LDP2 Policies 39: Landscape; 40A: Forestry, Woodland and Trees - Forest and Woodland Strategy; 40B: Forestry, Woodland and Trees - Trees, Woodland and Development; and 42: Green Infrastructure, are all relevant in considering landscape and visual amenity. The proposed modification to Condition 7 will, as mentioned, change the landscape and visual characteristics of the previously approved landscaping scheme. However, no negative or adverse impacts, in terms of landscape or visual impact will result from the proposed changes. Rather, the revisions will introduce a more defined character area from that of the wider, flood plain meadow land to the east. On this basis, the proposals are considered to take appropriate cognisance to form and function and overall remain compliant with relevant policies of LDP2.

Residential Amenity

- 48 The proposed modification to Condition 7 will have no significant new impact on the long-term residential amenity of the wider approved development. There is no right to a view in material planning grounds and therefore the associated land raising, and creation of additional parking spaces, does not constitute an adverse impact. One public comment also refers to plan accuracy and the layout of properties. In this regard 'Plan 4' represents the currently approved country park layout, but includes a more historical approved housing layout, which has changed through subsequent planning permissions. In particular, should it be approved, planning application 19/00917/FLM for Phase 2 would supersede this layout, when that permission is issued by the DPEA. In terms of residential amenity, and with consideration of the approved residential layouts, the proposals are not considered to conflict with the relevant policies of LDP2.

Roads and Access

- 49 The proposed modification to Condition 7 does not have any direct or significant impacts on the road network. In recognition of the Country Park serving the wider community, Council Officers requested that visitor car parking spaces were identified as part of any proposed modifications being sought. Accordingly, 8 additional visitor spaces have been incorporated onto the edge of the Country Park, adjacent to the Phase 2 road layout, allowing direct access to the park path network.

Drainage and Flooding

- 50 The proposed modification to Condition 7 has been reviewed and would have no direct impact on the drainage and flooding characteristics of the approved development. The physical changes proposed have been deliberately targeted in areas outwith the recognised flood plain and assessed to not add to drainage or flood risk issues. Local representation cited flood risk and ground water impacts on neighbouring residential development. On this issue, the Council's Structures and Flooding team have confirmed there would be no direct impact, either to flood risk from the land raising within the Country Park or on the existing ground water on the neighbouring site, which was fully assessed in planning application 19/00917/FLM. In terms of Drainage and Flooding, the proposals remain compliant with Policy 53 of LDP2.

Natural Heritage and Biodiversity

- 51 The proposed physical changes brought about through a modification to Condition 7 are considered to remain complimentary and have no adverse impact on the natural heritage and biodiversity considerations of the approved development. Where applicable, existing relevant ecological interest conditions are proposed to be re-applied to any new permission. In terms of ecology, the proposals do not conflict with the relevant policies of LDP2.

Developer Contributions

- 52 No change to developer contributions through amending Condition 7 of planning permission 17/00886/FLM. The terms of the S75 and associated contributions will not change.

Economic and Environmental Impact

- 53 The proposed change to Condition 7 to accommodate excess soil from Phase 2 development into the Country Park area will not directly impact on the local economy. It is however acknowledged that there will be an anticipated net saving to the applicant through a reduced exportation material offsite. In turn this will lead to less movement of heavy lorry movements to and from the site onto the public road network, which represents a notable environmental benefit.

Other Matters

- 54 As part of this application, it is appropriate to consider and review other material considerations and associated conditions in the extant planning permission (17/00886/FLM). The extant permission had 36 planning conditions, largely relating to the residential development of Phase 1. Beyond the specific condition subject of this application (7), it is good practice, where seeking to approve a S42 application, to update the conditions to meet current regulations and requirements. Similarly, any conditions that still require to be addressed or adhered, should remain. The original suite of conditions has therefore been reviewed, with live, ongoing and updated conditions re-presented in the recommendation section below.
- 55 As a result of this, the former Condition 7 is now recommended as Condition 6, and is proposed to read:

“The areas of public open space and parkland indicated on the approved plans, together with the associated hard and soft landscaping and planting (Plans 02 & 03), shall be undertaken and planted in accordance with the open space standards of the Planning Authority and completed within the next available planting season, unless otherwise agreed in writing with the Planning Authority. The approved scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority, with any planting which fails to become established within five years being replaced in the following planting season, with others of a size and species as previously approved.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and to reserve the rights of the Planning Authority.”

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 56 The current Section 75 Legal Agreement accounts for future planning applications including any Section 42 application. On this basis, it does not require to be updated in respect of the proposal.

DIRECTION BY SCOTTISH MINISTERS

- 57 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 58 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

- 59 Accordingly, the proposal is recommended for approval subject to the following conditions.

RECOMMENDATION

Approve the planning application subject to the following conditions:

Conditions and Reasons for Recommendation

General

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

Reason: To ensure that the development is carried out in accordance with the plans approved.

2. Permitted development rights associated with Classes 1A, 1B, 3A and 3B of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any subsequent comparable classes in future legislation relating to development within the curtilage of a dwellinghouse are hereby revoked in full for all terraced dwellings, namely plot numbers: 29-32, 37-40, 55-58, 93-96, 104-107, 119-122, 138-141, of the approved Site Layout Plan.

Reason: In the interests of visual and residential amenity; to ensure a satisfactory standard of local environmental quality and to avoid over-intensive development of individual plots.

Environmental Construction Measures

3. In accordance with the Construction Environment Management Plan (CEMP) approved under the extant permissions (application references: 17/00886/FLM, 17/00893/FLL), no development, including earth movement, shall take place or material or machinery brought on site until protective fencing and warning signs are erected on site. All protective fencing and warning signs shall be maintained during the construction period.

Reason: In the interest of natural heritage.

4. The hours of operation at the construction stages shall be Monday to Friday 07:00 to 19:00 hours, Saturday 08:00 to 13:00 hours and no workings on a Sunday, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of public health and to prevent noise pollution.

Public Open Space and Biodiversity

5. All landscape maintenance measures shall be carried out in accordance with the details contained in the approved landscape plans under the extant permissions (application references: 17/00886/FLM, 17/00893/FLL).

Reason: In the interest of natural heritage.

6. The areas of public open space and parkland indicated on the approved plans, together with the associated hard and soft landscaping and planting (Plans 02 & 03), shall be undertaken and planted in accordance with the open space standards of the Planning Authority and completed within the next available planting season, unless otherwise agreed in writing with the Planning Authority. The approved scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority, with any planting which fails to become established within five years being replaced in the following planting season, with others of a size and species as previously approved.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and to reserve the rights of the Planning Authority.

7. Within three months of this decision, the agreed temporary children's play area to be situated within Phase 1 shall be implemented. The play area and its facilities/equipment shall thereafter be maintained by the applicant until the permanent play area has been delivered and handed over within Phase 2 (by the 100th dwelling). Within 3 months of the temporary play area ceasing to be required, the affected land accommodating the temporary play area shall be fully returned to the agreed landscape specification subject of this application, all to the satisfaction of the Council as Planning Authority.

Reason: In the interests of residential amenity and to ensure the satisfactory provision and implementation of a local children's play area.

8. All existing trees and hedgerows shall be retained and protected by suitable fencing in accordance with BS5837 2012 (Trees in Relation to Construction), unless otherwise agreed in writing by the Planning Authority. The details of the protective fencing and its location shall be first submitted to and agreed in writing by the Planning Authority. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the Planning Authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches, or trunks.

Reason: to ensure adequate protection for the trees on the site during the construction, in the interests of the visual amenity of the area.

9. Any external lighting will be designed and positioned in such a way as to prevent light spillage into adjacent watercourses and woodland.

Reason: To adequately protect species habitat.

10. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason: To ensure a satisfactory standard of local environmental quality; to safeguard the welfare of any protected wildlife.

Flooding and Drainage

11. The developer shall ensure that during the construction of the development, all surface water is controlled, treated and discharged under the principles of Sustainable Urban Drainage (SUDs) all to the satisfaction of the Council as Flood Authority.

Reason: In the interests of best practice surface water management; to avoid undue risks to public safety and flood risk.

12. In association with condition 6, and for the avoidance of doubt, the minimum soffit level of all water crossing pedestrian bridges shall be those as agreed in writing by Perth and Kinross Councils Flooding Team.

Reason: To reduce the risk of flooding.

B JUSTIFICATION

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

C PROCEDURAL NOTES

None.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 38 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development.
 - Readily visible to the public.
 - Printed on durable material.
5. The applicant should be advised to contact Perth & Kinross Council Street Lighting Department to obtain technical approval for the amending of street lighting provision to accommodate proposed changes.
6. There is a continued requirement for a Section 75 legal obligation covering the wider site, which includes Open Space provision and maintenance. A copy is available to view on the Council's [Public Access portal](#).

Background Papers: 11 letters of representation
Contact Officer: Callum Petrie
Date: 7 October 2021

**DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT**

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