



Clackmannanshire Council

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Kilncraigs, Alloa, Scotland, FK10 1EB (Tel.01259-450000)

LOCAL REVIEW BODY

Thursday 9 October 2014 at 1.30 pm

**Venue: Council Chamber, Patons Building, Kilncraigs,
Alloa, FK10 1EB**

For further information contact Strategy and Customer Services, Clackmannanshire Council, Kilncraigs, Alloa, FK10 1EB
Phone: 01259 452106/2004 Fax: 01259 452230 E-mail: customerservice@clacks.gov.uk www.clacksweb.org.uk

Date	Time
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Scheme of Delegation: Duties and Responsibilities Delegated to Committees

Local Review Body

Considering and determining applications for review of decisions made by officers under delegated powers in respect of planning applications for local development, in accordance with the Town and Country Planning (Scotland) Act 1997, as amended.

1 October 2014

A MEETING of the LOCAL REVIEW BODY will be held within the Council Chamber, Patons Building, Kilncraigs, Alloa, FK10 1EB, on THURSDAY 9 OCTOBER 2014 at 1.30 pm.



MARK EASTON
Solicitor, Legal Services

BUSINESS

	Page No.
1. Apologies	--
2. Declarations of Interest Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Notice of Review - Proposed erection of one house on land adjacent to Gairlaw, Yetts of Muckhart (Planning Application Reference 14/00062/FULL) Applicant: Mr and Mrs Hamish Lindsay Agent: RT Hutton, Planning Consultant Site: Land at Yetts O'Muckhart, East of the A823	
i. Notice of Review	05
ii. Decision Notice	17
iii. Report of Handling	19

Plans and papers relating to the applications and reviews can be viewed online at www.clacksweb.org.uk/eplanning

Members of the Local Review Body:

Councillor Kenneth Earle
Councillor Bobby McGill
Councillor Les Sharp

THIS PAPER RELATES
TO ITEM 3 (i)
ON THE AGENDA

R T HUTTON

PLANNING CONSULTANT

The Malt Kiln
2 Factors Brae
Limekilns
Fife KY11 3HG

Clerk to the Local Review Body,
Clackmannanshire Council,
Strategy and Customer Services,
Greenfield,
Alloa.
3rd June 2014.

Dear Sir,

**Application for review of the decision to refuse the planning application
for the erection of 1 house on land adjacent to Gairlaw, Yetts Of
Muckhart.
Council ref: 14/00062/FULL.**

Please find enclosed the completed Notice of Review along with my statement setting out the basis on which the review is sought. I trust you find this to be in order and look forward to receiving your confirmation that the review can proceed. It would also be helpful to my clients if you could give me some indication of when the review is likely to be considered by the Council's Local Review Body.

Yours faithfully,



R T Hutton BSc(Hons) MRTPI

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NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr & Mrs	Ref No.	
Forename	Hamish	Forename	
Surname	Lindsay	Surname	
Company Name		Company Name	RT Hutton Planning Consultant
Building No./Name	West Cottage	Building No./Name	The Malt Kiln
Address Line 1	Wester Fossoway	Address Line 1	2 Factors Brae
Address Line 2		Address Line 2	Limekilns
Town/City	Kinross	Town/City	Fife
Postcode	KY13 0PD	Postcode	Ky11 3HG
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	N/A
Email		Email	
3. Application Details			
Planning authority	Clackmannanshire Council		
Planning authority's application reference number	14/00062/FULL		
Site address	Land adjacent to Gairlaw, Yetts of Muckhart.		
Description of proposed development	Erection of 1 house		

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

- Application for planning permission (including householder application)
- Application for planning permission in principle
- Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)
- Application for approval of matters specified in conditions

5. Reasons for seeking review

- Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for determination of the application
- Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- Further written submissions
- One or more hearing sessions
- Site inspection
- Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- Can the site be viewed entirely from public land?
- Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see separate statement.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requesting a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature: Name: Date:

All personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

STATEMENT IN SUPPORT OF THE APPLICATION FOR REVIEW
OF THE DECISION TO REFUSE PLANNING PERMISSION FOR
THE ERECTION OF ONE HOUSE ON LAND ADJACENT TO
GAIRLAW, YETTS OF MUCKHART.

CLACKMANNANSHIRE COUNCIL REFERENCE: 14/00062/FULL

R T HUTTON PLANNING CONSULTANT
MAY 2014

1.0 Description of the application for review.

1.1 In March this year a detailed planning application was submitted on behalf of Mr and Mrs H Lindsay for the erection of a house on land at Yetts Of Muckhart. The land had been acquired by the applicants some 19 years earlier when they bought an adjacent house, Caplawhead. The application site and land adjoining had been the subject of a tree planting scheme around 1990, however a disease had affected all of the gean trees which had been planted at that time and these had to be removed. As a consequence there is now a small area within the woodland on which there are no trees, and it is on this area that the applicants wish to build their house.

1.2 The application site, which extends to 0.3 of a hectare, is located within an area of detached houses which are arranged along a private road, so in this respect the proposed house would fit in with the local settlement pattern. The house proposed is modest in scale, as the applicants are seeking to move into a more manageable property. It would have 3 bedrooms in a single storey form, using the roof space in a way which only requires one small dormer, the remainder of the light needed being provided by the use of roof lights. The plan form is very simple, and this is followed through into the elevational treatment where basic shape and lack of any fussy detail results in an attractive contemporary cottage style house which fits well into this countryside location.

1.3 Access to the site would use the private road, and the application proposes that passing places would be provided as part of the scheme. This will clearly benefit all existing houses which use the private road. Drainage and all other necessary services can be provided in an acceptable manner.

1.4 Included as part of the application was the offer to ensure long term management of the adjacent woodland by undertaking a woodland management plan. Most of the trees in this area were planted at the same time and are now in need of attention to ensure their long term future. The offer was made in light of the Local Development Plan's designation of this area as part of the green network.

2.0 The reasons for refusal.

2.1 Having made offers to improve access and ensure the long term

health of the woodland, the applicants were disappointed when their application was refused. Whilst four reasons were given for the decision in effect there are only two issues: housing in the countryside policy is the reason behind the first three, and precedent is the last. We should like to address each of these issues.

2.2 The first reason cites policies of the Clackmannanshire and Stirling Structure Plan; the second policies of the Clackmannanshire Local Plan, and the third policies of the Clackmannanshire Local. In all three cases the policies seek to limit new houses in rural areas in order to protect the countryside. Rather than address each in turn, it is proposed to focus on the policies of the Local Development Plan which is the newest document. It is well advanced in its course towards adoption and as such is the most up to date statement of planning policy and therefore carries significant weight in assessing this proposal.

2.3 Policies SC23 and SC24 are cited as a reason for refusal. The first is a general policy on development in the countryside, and the second a more specific one relating to housing in the countryside. Both policies seek to limit new development, and the circumstances under which permission will normally be granted are listed. The applicants accept that their proposed house does not meet any of these specific criteria. However, it is a legal requirement when considering any planning proposal to consider not simply the detailed wording of a policy, but also the aims behind it. So far as countryside development is concerned the basic aim is to protect the environment from sporadic and isolated development, and the reasons for this are understandable.

2.4 The application proposal would not be isolated from other houses and would not be seen as intrusive, and would reflect the type of development in the immediate area. In this respect it can therefore be seen as complying with the aims of countryside policies. However, in addition there are long term benefits which accrue from the proposal which will benefit the local environment. The road issue has been described above, and Council planners have accepted that the benefits are such as to outweigh any concerns about the adequacy of the road to serve the development. The woodland management plan can also be seen as being a positive measure to support the Council's policies in this rural area.

2.5 The Local Development Plan explains how the Green Network aims to link together the open spaces in Clackmannanshire, as this is seen as

having a multitude of benefits. In order to achieve this the plan states:

“This means implementing best practice and thinking innovatively to improve our physical environment and deliver new development in a way that delivers complementary... benefits”.

The land which is within the Green Network is identified in the plan, and the woodland owned by the applicants is included within this designated area. It would therefore seem beneficial, and in line with the aims of the Green Network policy, to secure the health of this woodland for the long term. This would be achieved through the applicants' offer to provide a woodland management plan for the whole woodland, and would seem to fall in line with the quote above as it would bring long term environmental benefit delivered by a new development.

2.6 The last reason for refusal is the concern that approval of this application would create a precedent for future unacceptable development. Precedent can only be cited when sites are identical, and this is rare. In this case the proposed house follows the established settlement pattern and would have little if any negative impact on the local environment. On the contrary it would bring benefits in terms of access and woodland management. It is unlikely that any other sites, certainly in this area could match all of these positive factors.

2.7 In the paragraphs above we have set out a response to the reasons given for refusal of the application. However, we should also like to add a positive comment taken from the Scottish Government's "Scottish Planning Policy" which supports the proposal. A section of this policy document is dedicated to rural development, and in this planning authorities are encouraged to include in their development plans more opportunities for small scale housing. Specifically at paragraph 94 it is advised that support should be given for plots on which to build individually designed houses. We believe that the application which is the subject of this review is one such plot, and therefore should be supported.

3.0 Conclusions.

3.1 The proposed new house would match the adjacent form of development and not look at all isolated or out of place. The scale and style of the house are appropriate for the rural setting and would have very little visual impact because of the trees which screen the site.

Where the house is proposed is a gap in the woodland which resulted from the removal of diseased trees, and the management plan offered as part of the proposal will secure the long term future of the remaining trees.

3.2 Whilst the proposed house does not comply with any of the wording of the criteria for new houses in the countryside, it complies with the aims behind the policies. The offer of improvements to access and woodland management are material factors in deciding on the application, and the latter can be seen as contributing to the Green Network. On the basis of all of this we ask that this application for review be approved.

FILE COPY

CLACKMANNANSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

REFUSAL OF PLANNING PERMISSION

Applicant

Mr And Mrs Hamish Lindsay
West Cottage
Wester Fossoway
KINROSS
KY13 0PD

Agent

R T Hutton Planning Consultant
The Malt Kiln
2 Factors Brae
Limekilns
Fife
KY11 3HG

The Council hereby **REFUSE PLANNING PERMISSION** for the:-

Erection Of 1 No. House

Land Adjacent To Gairlaw, Yetts Of Muckhart, Clackmannanshire, ,

in accordance with your application and plans Ref. No:- 14/00062/FULL dated 3rd March 2014

For the following reasons:-

1. The proposal is contrary to Policies ENV3 (Development in the Countryside) and H6 (Housing in the Countryside) of the Clackmannanshire and Stirling Structure Plan. Notably, the proposal represents development in the countryside which is not necessary for a rural location and which on balance will have potential negative impact on standards of environmental quality.
2. The proposed development is contrary to Policies EN18 (Development in the Countryside) and RES2 (Brownfield Development) of the Clackmannanshire Local Plan. These policies and the associated supporting text, indicate that development outwith settlement boundaries will not normally be acceptable unless in exceptional circumstances. The policy is to direct development to appropriate brownfield sites that utilises vacant, derelict or underused land within such settlements. The proposal meets neither of these criteria, and no exceptional circumstances apply in this instance.
3. The proposal is contrary to Policies SC23 (Development in the Countryside - General Principles) and SC24 (Residential Development in the Countryside) of the Clackmannanshire Local Development Plan proposed plan. Evidence from the application and advice from the Roads Service suggest a lack of infrastructure that can properly be provided within a town or village location. The application has not demonstrated the need for a countryside location and the proposal is not connected to or integral with an existing countryside business or activity. In the context of the Clackmannanshire Local Development Plan, it is considered that Policy SC26 on enabling development in the countryside does not apply to this proposal.

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View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

4. Having regard to the size and configuration of the site, the applicant's control of adjoining land, and the pattern and distribution of surrounding land uses, the development, if approved could establish an undesirable precedent for further development of a similar nature in the vicinity of the site and elsewhere in Clackmannanshire, to the further detriment of the environment and infrastructure provision.

Dated: 25 April 2014

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DEVELOPMENT SERVICES

Plan Numbers Relating to the Decision

12-08-01	Location Plan
12-08-02	Site Plan
12-08-03	Ground Floor Plan
12-08-04	First Floor Plan
12-08-05	Elevations
12-08-06	3D Image
12-08-09	Location Plan

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

**COMMUNITY & REGULATORY SERVICES
CLACKMANNANSHIRE COUNCIL**

**REPORT OF HANDLING
PLANNING APPLICATION DELEGATED REPORT**

Application Ref. No. **14/00062/FULL** Date of Site Visit: **27 Mar 14**

Description of Proposal **Erection Of 1 No. House**

Location: **Land Adjacent To Gairlaw, Yetts Of Muckhart,
Clackmannanshire,**

1. The Proposed Development

Planning permission is sought for the erection of a single storey house with accommodation in the roof space on an area of land measuring 0.3 hectares at Yetts of Muckhart. This is part of a larger area of mixed woodland owned by the applicant which is bounded by the access road to the application site, an adjoining field and a farm access to the north.

The ground floor accommodation would comprise the living room, kitchen/dining room, bedroom, utility area and workshop, with two bedrooms and a bathroom in the roof space above. The external walls would comprise a mix of smooth white render and weatherboarding. The roof would be clad in natural slate.

2. Summary of Consultation Responses

Roads and Transportation note that the application site is served by a private track off the A823. It is described as being sub standard in terms of width, construction, visibility, and with no footways or proper streetlighting. If approved, this could set a precedent for further development in the area, hence a recommendation against the granting of planning permission. *Comment: Standards of vehicle access, road safety implications and precedent for further development do require to be examined in the context of the existing levels of vehicle activity in the area. This is a material planning consideration. Given the number of properties served off the access junction with the A823, and the applicant's offer to provide passing places, it would be unreasonable to withhold planning permission for reasons of road safety alone, but it is material in the context of current policy guidance on countryside development (see below).*

Scottish Water has no objections to this application. There is capacity in the Glendevon Water Treatment Works, and if the development is to be approved, discussion should take place regarding waste water treatment facilities.

Muckhart Community Council neither objects to or supports this proposal. Their comments reference the Council's restrictive policies on housing development in the countryside, but also the opportunities that should be available to expand Muckhart in an organic way on single plot sites where no precedent is set. *Comment: The Development Plan is the principal material consideration. The proposal does represent an opportunity for organic growth but the issue of precedent does present itself in the context of the proposals.*

3. Neighbour Notification and Publicity

Number Of Neighbours Notified

4

Number of Objections

0

Number of Other Representations

0

4. Summary of Representation(s)

None

5. Summary of Supplementary Statements

The applicant's agent submitted a covering letter with the application drawing on references from the Clackmannanshire Local Development Plan, Scottish Planning Policy and alerting the reader to the benefits accruing from the proposals. This included reference to woodland management and the provision of passing places on the access road should the application be approved.

6. Summary of Section 75 Planning Obligations.

None

7. Site History/Background

In 2004, planning permission was sought by the same applicant for the erection of a house on the eastern portion of the current application site. That application was recommended for refusal and presented to the then Enterprise & Environment Committee. The application was withdrawn before the committee met to consider the officer's report.

In 2012, Development Services provided pre-application advice to the applicant on a proposal for three houses on land that included the current application site and an additional portion of land to the west. This area was part of a larger area owned by the applicant.

8. Planning Assessment

(i) Development Plan Position

Despite the advanced and proposed status of the Clackmannanshire Local Development Plan, the statutory Development Plan for the moment remains the Clackmannanshire and Stirling Structure Plan and the Clackmannanshire Local Plan. In that context the application site is located outwith any settlement boundary, albeit in an area characterised by countryside development and a dispersed mix of houses. The relevant structure plan policies indicate the circumstances where development, and in particular housing development, in the countryside will be acceptable. These are principally where the development is dependent upon a countryside location, or involves conversion of traditional buildings. The proposal does not meet those requirements, and is therefore contrary to structure plan policy.

The Clackmannanshire Local Plan policies largely reinforce the foregoing strategic direction to development. Policy EN18 of the Local Plan relates to development in the countryside and provides a prescriptive precis on the development scenarios, but is largely based on a presumption against countryside development. Once again, development must be triggered by need, comprise the restoration of countryside heritage and a focus on brownfield locations. The proposal fails these policy tests, and we conclude that the development, albeit within an area where there is a presence of residential uses, is contrary to this established Development Plan policy position.

Policy EN11 sets out standards that development must adhere in contributing to the environment. This includes architectural design, form and scale, landscape protection and new landscaping. On balance, standards of design, layout and scale present no policy conflict. There will be changes to the character of the area, reinforced perhaps by paralled considerations on precedent.

(ii) Other Material Considerations

The Clackmannanshire Local Development Plan has been approved by Council, and is reaching an advanced stage of the overall approval process. It again has policy guidance on development in the countryside, and separate policy relating to residential development in the countryside. The plan indicates a positive approach to development that requires a rural location, particularly where that will contribute to sustainable economic growth. It adds that development which cannot demonstrate a requirement for a rural location will not normally be supported. Such proposals will be directed to existing communities to make the most efficient use of existing infrastructure, facilities and services. The absence of mains drainage infrastructure is noted. Roads comments regarding access arrangements add a further dimension to the adequacy of services. These reinforce this policy

message, and indicate that, notwithstanding the presence of dispersed housing development in the locality, the presumption should remain in favour of infill housing and single plot development being directed to existing towns and villages.

The foregoing policy position is consistent with Scottish Planning Policy. The area at and around Yetts of Muckhart is an accessible rural location, and national policy guidance invites planning authorities to apply a restrictive approach to new housing development in such areas. Accordingly, the proposed house does not enjoy up to date policy support at Council level or in a national context.

Previous enquiries to the Council, and the applicant's current plan indicates the potential for further development in the immediate locality. Furthermore, and if approved, development of the application site would inevitably stimulate other interests in infill housing development in the Yetts of Muckart area and indeed elsewhere in similar locations in Clackmannanshire. Arguments regarding precedent are therefore relatively persuasive, and a material consideration in deciding therefore that the proposal should be resisted in its current form.

The applicant has proposed a woodland management plan and has offered to provide passing places on the access road to improve safety. These are noted. They are acknowledged as positive changes. However, the Development Plan position is one of significant principle and such detailed proposals carry insufficient weight to put Development Plan policy to the side.

There are no other material considerations that outweigh the Development Plan position.

9. Recommendation

Approve	<input type="checkbox"/>	Approve with Conditions (see below)	<input type="checkbox"/>
Refusal (see below)	<input checked="" type="checkbox"/>	Referral to Historic Scotland	<input type="checkbox"/>

Reasons for Refusal

1. The proposal is contrary to Policies ENV3 (Development in the Countryside) and H6 (Housing in the Countryside) of the Clackmannanshire and Stirling Structure Plan. Notably, the proposal represents development in the countryside which is not necessary for a rural location and which on balance will have potential negative impact on standards of environmental quality.

2. The proposed development is contrary to Policies EN18 (Development in the Countryside) and RES2 (Brownfield Development) of the Clackmannanshire Local Plan. These policies and the associated supporting text, indicate that development outwith settlement boundaries will not normally be acceptable unless in exceptional circumstances. The policy is to direct development to appropriate brownfield sites that utilises vacant, derelict or underused land within such settlements. The proposal meets neither of these criteria, and no exceptional circumstances apply in this instance.

3. The proposal is contrary to Policies SC23 (Development in the Countryside - General Principles) and SC24 (Residential Development in the Countryside) of the Clackmannanshire Local Development Plan proposed plan. Evidence from the application and advice from the Roads Service suggest a lack of infrastructure that can properly be provided within a town or village location. The application has not demonstrated the need for a countryside location and the proposal is not connected to or integral with an existing countryside business or activity. In the context of the Clackmannanshire Local Development Plan, it is considered that Policy SC26 on enabling development in the countryside does not apply to this proposal.

4. Having regard to the size and configuration of the site, the applicant's control of adjoining land, and the pattern and distribution of surrounding land uses, the development, if approved could establish an undesirable precedent for further development of a similar nature in the vicinity of the site and elsewhere in Clackmannanshire, to the further detriment of the environment and infrastructure provision.

Plan Numbers Relating to the Decision

12-08-01 Location Plan
 12-08-02 Site Plan
 12-08-03 Ground Floor Plan
 12-08-04 First Floor Plan
 12-08-05 Elevations
 12-08-06 3D Image
 12-08-09 Location Plan

10. Checklist

The application does not involve development of land in which the Council has an interest

The list of owners/occupiers of neighbouring land has been verified during the site visit and appears to be correct

The charge for advertising this application has been paid or is not required

Any publicity period has expired

The recommendation requires authorisation by the following Appointed Officers:

Development Quality Team Leader

Development Services Manager

The recommendation/decision has secured added value which is recorded in Uniform

Two complete sets of plans to be approved are attached, or identified from the electronic file

The electronic file requires annotated plans which are attached

There are instructions to Business Support attached to this report/file

Coal Authority Householder Referral Area Note to go with Decision

Coal Authority Standing Advice Note to go out with Decision

Signed _____ (Case Officer) Date _____

Signed _____ (Team Leader) Date 25 Apr 14

Signed _____ (Service Manager) Date 25 Apr 14