

Committee: Development Committee	Date: 11 th March 2015	Classification: Unrestricted	Agenda Item Number:
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Report of: Director of Development and Renewal	Title: Town Planning Application
Case Officer: Shahara Ali-Hempstead	Ref No: PA/14/02772
	Ward: Whitechapel

1. APPLICATION DETAILS

Location:	95 New Road, London, E1 1HH
Existing Use:	Restaurant (Use Class A3) at ground floor, ancillary storage at basement and residential on upper floors
Proposal:	Change of use of the basement to restaurant A3 use, retention of ground floor restaurant use and addition of a 3rd floor to create 3 x studio flats.
Drawing Nos/Documents:	Site location plan (within Design and Access Statement) S101, S200, S301, S302, S303, P102 Rev A, P103 Rev A, P303, P304, P305, P306, P307 and Design and Access Statement prepared by GLS Architects
Applicant:	Mr K Ahmed
Ownership:	Mr K Ahmed
Historic Building:	NA
Conservation Area:	Myrdle Street

2. EXECUTIVE SUMMARY

- 2.1 The report considers an application for extension of the existing restaurant use and construction of third floor for residential use.
- 2.2 Officers have considered the particular circumstances of this application against the provisions of the Local Plan and other material considerations as set out in this report, and recommend approval of planning permission.
- 2.3 Subject to conditions, the impact of the conversion of the basement into additional seating for the existing restaurant is unlikely to result in an increase in noise and disturbance from pedestrian activity to residential occupiers in the area. As such, the proposal conforms to policies SP10 of the adopted Core Strategy (2010) and policy DM25 of the adopted Managing Development (2013).
- 2.4 Construction of the third floor and external alterations are acceptable in terms of design, and the use of brick is acceptable in terms of materials. As such, the proposal conforms to policies SP10 of the adopted Core Strategy (2010) and policy DM25 of the adopted Managing Development (2013). These policies seek to ensure development proposals preserve the Myrdle Street Conservation Area.

- 2.5 The proposed extension of the existing restaurant use would therefore be in accordance with policies SP01(2ci); of the adopted Core Strategy (2010) and Policy DM1(4a) of the adopted Managing Development Document (2013), which seek to promote a vibrant mix of uses in the designated Activity Areas and prevent adverse impacts on residential occupiers of the area in terms of increased noise & disturbance.

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to conditions and Informatives.
- 3.2 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

1. Time limit – Three Years.
2. Compliance with plans - Development in accordance with the approved schedule of drawings and documents.
3. Details and materials including details of shopfront
4. Details of filtration system
5. Details of noise and vibration
4. Refuse storage
5. Car free agreement
6. Cycle parking details
7. Hours of operation

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 This application involves the conversion of the basement floor to provide additional seating for the restaurant located on the ground floor. The existing internal floorspace of the restaurant is 50.2sq.m.
- 4.2 A redundant kiosk (A1 use) fronting Fieldgate Street measuring 21.6sq metres located to the rear of the building at ground floor level would be converted into a kitchen for the restaurant.
- 4.3 The basement is currently used as storage for the restaurant. The first and second floor is in residential use as house in multiple occupation (HMO). Residential accommodation will be retained on the first and second floor with the conversion of the HMO to two studio flats.
- 4.4 The proposal involves the creation of a third floor to accommodate a studio flat. The proposal would involve the loss of circa 43.25 square metres of storage floorspace, and the provision of a total of approximately 64.93 square metres of additional restaurant floorspace.
- 4.5 The application involves internal and external alterations, including the provision of a new emergency exits from the basement.

The main land use issues relate to

1. The loss of the retail unit
2. The provision of new restaurant floorspace.
3. Additional residential unit

Site and Surroundings

- 4.6 The application site comprises three storey plus basement end of terrace building, faced in London stock brick with decorative lintel and redbrick details including string courses and a parapet, with a single storey adjoining building at the rear containing a vacant retail unit (fronting Fieldgate Street). At ground floor level the site is an existing A3 restaurant with storage at basement and residential on the upper floors.
- 4.7 The site is bounded by the adjoining four storey building at 93 New Road, the public highway at Fieldgate Street to the north and New Road to the east, and four storey building at Fieldgate Mansions on Romford Street to the west. The immediate surrounding area is mixed use in character, with the ground floor of buildings along New Road predominantly in commercial use (retail/wholesale/restaurant use), whilst the buildings to the south-west of the site are predominantly in residential use, with Romford Street, Myrdle Street and Parfett Street characterised by three storey Victorian terraces. The area to the east of the site includes a range of medical uses within and around the Royal London Hospital. Whitechapel Road lies to the north of the site and includes a wide range of retail uses and a thriving street market.
- 4.8 The site is located within the City Fringe Activity Area (which is part of the Tower Hamlets Activity Area 'THAA'). The site is outside the Town Centre boundary of the Whitechapel District Centre. The boundary of this centre lies to the north west corner at crossroad of Stepney Way/Fieldgate Street. The site also lies within the Whitechapel Vision Masterplan Supplementary Planning Document (SPD) (adopted December 2013).
- 4.9 The site lies within the Myrdle Street Conservation Area, which was designated in November 1996 and covers an area of The Royal London Hospital and extends south to Whitechapel Road, with the heart of the Conservation Area situated the west of New Road. The Conservation Area is characterized by a Georgian street scene and early 19th century terraces. The application site is located within a terrace of nineteen properties; whilst the site is not listed four of the properties within the terrace are Grade II listed.
- 4.10 The site also forms part of the Greater London Authority (GLA) Draft City Fringe Opportunity Area Planning Framework (December 2014).

Planning History

- 4.11 No relevant planning history of the site. However there is an extensive planning history for properties on New Road and associated change of use to A3. The details of which are as follows:

83 New Road

PA/12/00605

Change of use from (A1) retail to mixed use coffee shop and restaurant

(A1/A3) with no primary hot food cooking facilities, no associated extract flue system and seating area limited to ground floor only; including retention of No.4 AC units and alterations to shop front including new access door. Refused 23/11/2012

PA/10/01878

Change of use ground floor and basement from Class A1 retail / wholesale to Class A3 restaurant with ancillary hot food takeaway. Refused 23/12/2010

85 New Road

PA/13/00823

Change of use at 85 New Road from shop (A1 use class) to restaurant (A3 use class) with rear extension to provide waiting area, toilets (including one disabled) and seating for the existing restaurant at 87 New Road (No new cooking and extraction facilities required now or in the future). - Refused 11/06/2013

PA/13/01607

Change of use at 85 New Road from shop (A1 use class) to restaurant (A3 use class) with rear extension to provide waiting area toilets (including one disabled) and seating for the existing restaurant at 87 New Road. – Granted 11/10/2013

89-91 New Road

PA/10/02327

Change of use of ground floor from retail shop (Use Class A1) to restaurant (Use Class A3) with extract system. Refused 04/01/2011

93 New Road London E1 1HH

PA/10/02692

Change of use of ground floor and basement from Use Class A1 retail to Use Class A3 restaurant, together with installation of kitchen extract duct and flue to the rear elevation of the building. Refused 08/08/2011

- 4.12 Of the 6 above applications, 5 have been refused and 1 has been approved (PA/13/01607 - 85 New Road) for change of use from A1 retail to A3 restaurant use. The above applications have all entailed the change of use of existing A1 retail units to A3 restaurant use. However application PA/13/01607 was approved at October Committee 2013, this application was to extend the existing restaurant use at no. 87 New Road by providing additional seating, waiting and toilet area at no. 85 New Road. Unlike the 4 refused applications, this application did not consist of new cooking and extraction facilities.

5. POLICY FRAMEWORK

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of these applications must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

- 5.3 **Government Planning Policy Guidance/Statements:**
The National Planning Policy Framework 2012 (NPPF)
The National Planning Practice Guidance 2014 (NPPG)
- 5.4 **Spatial Development Strategy for Greater London (London Plan):**
4.7 - Retail and Town Centre Development
7.15 - Reducing Noise and Enhancing Soundscapes
- 5.5 **Core Strategy Development Plan Document 2025 (adopted September 2010):**
SP01 - Refocusing on Town Centres
SP02 – Urban living for everyone
SP03 - Creating Healthy and Liveable Neighbourhoods
SP10 - Creating Distinct and Durable Places
- 5.6 **Managing Development Document (Adopted 2013):**
DM1 - Development within Town Centre Hierarchy
DM2 - Protecting local shops
DM3 - Delivering homes
DM4 - Housing standards and amenity space
DM15 - Local job creation and investment
DM24 - Place Sensitive Design
DM25 - Amenity
- 5.7 **Supplementary Planning Guidance:**
Myrdle Street Conservation Area Appraisal
Whitechapel Vision Masterplan Supplementary Planning Document (SPD) (adpted December 2013).
- 5.8 **London Plan Supplementary Planning Guidance/Documents**
Housing Nov 2012
Shaping neighbourhoods: Character and context 2014
Sustainable Design & Construction April 2014
Draft City Fringe Opportunity Area Planning Framework (December 2014)

6. CONSULTATION RESPONSE

- 6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 6.2 The following were consulted regarding the application:
- 6.3 **LBTH Transportation & Highways**

1. The proposal includes cycle provision but it is difficult to see from the plan how many spaces are proposed. The area indicated by the plans does not appear to be big enough to accommodate cycles and allow for necessary manoeuvring space and further details are required on this element. It is recommended that this is resolved prior to the application is determined rather than being left to condition to prevent problems at a later stage regarding adequate space.

[Officer Comment: All highways matters are discussed fully within section 8.40 – 8.48 of the report]

6.4 LBTH Waste Policy and Development

No objections to the waste management proposals for this development

7. LOCAL REPRESENTATION

7.1 A total of 17 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. A site notice was also displayed and the application was advertised in East End Life. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 0 Objecting: 0 Supporting: 0
No of petitions received: 1 objecting containing 26 signatories

7.2 The following issues were raised in objection to the proposal that are material to the determination of the application, and they are addressed in the next section of this report:

- The proposal will result in increased levels of air pollution
- The proposal will result in increased odour
- The proposal will result in increased noise disturbance to neighbours
- The proposal will adversely impact upon on-street parking provision and traffic congestion.

[Officer Comment: The above issues are discussed within the material planning consideration section 8 of the report.]

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. The loss of the retail unit
2. The provision of new restaurant floorspace
3. Amenity
4. The suitability of the third floor extension and the quality of accommodation provided

Land use

Loss of Retail Unit.

Policy Considerations

8.2 Consideration has been given to a number of policies which guide development involving the loss of A1 retail uses in certain locations. Policy SP01 (2) of the Core Strategy (2010) seeks to ensure the scale and type of uses within town centres are consistent with the town centre hierarchy and SP01 (Part 5) promotes areas outside and at the edge of town centres as places which support and assist in the creation of

sustainable communities. Part (a) of Policy SP01(5) promotes mixed use development at the edge of town centres.

- 8.3 The site is within the THAA, but just outside the boundary of the Whitechapel District Centre. Policy DM2 of the Managing Development Document (Adopted 2013) seeks to ensure the existing level of local shop provision is maintained and complements the town centre network and in order to ensure residents have access to goods and services locally. In summary, this Policy also goes on to explain how the loss of A1 will only be supported where there is another shop within 300m walking distance, the shop has been vacant for more than 12 months, and there is no viable prospect of retail use.
- 8.4 The following issues are relevant:-
- a) The kiosk to the rear of 95 New Road is currently vacant and when occupied only provided a retail area of 21.6sq metres.
 - b) No evidence has been submitted to demonstrate that the premises have been marketed for retail use at values prevailing in the area.
 - c) Evidence has been provided to demonstrate that there are a number of shops in the locality, which the Applicant considers meet local needs.
- 8.5 It is noted that the site is in close proximity to other retail shops and shops of the Whitechapel District Centre are very close.
- 8.6 On balance despite the lack of marketing evidence, given the proximity of the site to a number of other retail units within the Whitechapel District centre and the relatively small loss of retail floor space resulting from the proposal, officers consider that the loss of a retail use would not result in a detrimental impact on the ability of local people to access basic goods and services.

The provision of new restaurant floor space

- 8.7 Policy SP01.2c of the Core Strategy (2010) seeks to ensure evening and night time economy uses, including restaurants, are not over-concentrated in areas where they will have a detrimental impact on local people.
- 8.8 Policy DM1 (2) of the Managing Development Document (Adopted 2013) explains that within the Tower Hamlets Activity Areas (THAA), a mix of uses will be supported. Policy DM1 (4) states that 'restaurants, public houses and hot food takeaways (class A3, A4 and A5) will be directed to the CAZ, THAA and town centres, provided that they do not result in an over concentration of such use.
- 8.9 Part b of this policy, which states that '*In all town centres there are at least two non-A3, A4 and A5 units between every new A3, A4 and A5 unit*' is not relevant here as the site is outside of the Town Centre Boundary.
- 8.10 The alterations to the basement area will provide 43sq metres of additional of restaurant floor space. The basement is currently ancillary storage to the ground floor restaurant and so using the basement for seating for the restaurant as opposed to storage would not require planning permission. The consideration of the use therefore relates only to the change of the retail unit to a restaurant which would add 21.6sqm of restaurant floor space.
- 8.11 The key issue for members to consider is therefore whether the change of use of the A1 Retail unit measuring 21.6sq meters to provide a kitchen for the existing

restaurant would lead to an over-concentration of restaurant uses in the vicinity.

- 8.12 It is acknowledged that there has been an increase in A3 restaurant uses along New Road and the Council has sought to curb the impact of this by refusing the majority of recent applications for changes of use to A3 (as evidenced within the relevant planning history section of the report). However as this application is seeking permission to extend an existing use, it is considered to be sufficiently dissimilar to previous applications to allow officers to support the proposal as it would not add significantly to the concentration of restaurants along New Road.
- 8.13 The restaurant in question has no history of noise complaints and the hours of opening are from 9:30am to 7:00pm which further helps to mitigate against any potential concerns regarding its contribution to an overconcentration of night time uses within the area. The following section explores the direct impact on amenity in more detail.

Amenity

- 8.14 Policy DM25 seeks to ensure new development does not adversely affect residential amenity. This application has received a petition with 26 signatures in objection to the proposal. The residents have raised concerns about the expansion of the restaurant use into the basement, and the adverse impacts in terms of air pollution, noise and odour nuisance, and parking problems for residents.
- 8.15 The proposal does not include any new kitchen extraction systems or ducting as the existing flue will be retained. The applicant has confirmed that a new flue will not be installed and the existing flue is sufficient. Notwithstanding, conditions requesting details of the filtration system and noise and vibration to be submitted will be secured to ensure the proposal does not result in any detrimental impact to local residents.
- 8.16 The extension of the existing A3 use does not raise any amenity issues in terms of air pollution and odour as the restaurant will use the existing extract flue and the proposed conditions will ensure that this is maintained.
- 8.17 In terms of hours of operation and noise associated with customers coming and going, the application site is located along a busy B road where commercial uses are established at ground floor and upper floor levels with some residential uses established at upper level.
- 8.18 Given that there is a need to protect the amenity of the residents on the upper floors of the application site, it is material to consider the hours of operation. The proposed hours of operation, as stated in the application form are 9:30am to 7pm. It is noted that the application site is in an inner city mixed use location, designated as within the THAA. On balance it is considered that the hours of 9:30am to 7pm are acceptable Monday through to Sunday.
- 8.19 These hours are considered to be acceptable on amenity grounds as these hours are unlikely to result in an increase in late-night noise, disturbance and general activity in the locality, which would have a detrimental impact on the amenities of nearby residential occupiers.
- 8.20 Subject to condition the extension to the restaurant use would not have any adverse impacts on the amenity of neighbouring properties in terms of odour nuisance and noise and disturbance.

Design and Impacts of Proposed Extension

- 8.21 The site lies at the junction of New Road and Fieldgate Street within the Myrdle Street Conservation Area. It is a traditional three storey stock brick building with a commercial ground floor, decorative lintels and redbrick details including string courses and a parapet cornice. Adjacent to site lies a red brick building of a later date and a larger scale.
- 8.22 Policy DM24 and DM27 require development to be sensitive to and enhance local character and to take into account the surrounding scale, height, mass and form of development. Developments are also required to protect and enhance the boroughs heritage assets.
- 8.23 When determining planning applications within a conservation area the proposal will have to be considered in accordance with the tests under section 72 of the Planning (Listed Building and Conservation Area) Act. These tests require that, in exercising their powers with respect to any buildings in a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 8.24 The proposal sets out a number of alteration and extensions to the existing building. Further to pre-application discussions the proposal has been amended and now consists of the addition of an additional storey to this three storey corner terrace, the building will be slightly higher than its neighbour to the south. The height and scale of the proposed additional floor is acceptable as it is a corner building where taller buildings would traditionally be located. The height of the building respects the height of this terrace and of Fieldgate Mansions to the rear.
- 8.25 The additional storey will consist of a brick storey which will incorporate the existing decorative lintels and redbrick details including string courses and a parapet cornice at first and second floor levels.
- 8.26 Alterations are proposed to the shopfront to reinstate the some of the original features which is welcomed and considered acceptable.
- 8.27 The alteration to the ground floor side elevation will consist of replacement of existing window with a door and replacement of an existing door with a gate for escape from the basement. Alterations to the rear kiosk consist of a new window and door incorporating new lintels. The new doors and lintel follow the rhythm and pattern of the windows above. This is a vast improvement to the current situation where a full height glass window and door have been installed.
- 8.28 The site lies within a prominent corner location, the proposed design detail and use of materials respects the existing building which retains many of its original decorative features.
- 8.29 The extension is appropriate in terms of scale and mass given its corner location. The proposed design will preserve and enhance the Myrdle Street Conservation area. Details of materials would be required by condition.
- 8.30 Subject to condition it is considered that the proposed development is appropriate in terms of design, finished appearance and building height within the context of the surrounding built form. As such, it is considered that the proposal would preserve the character and appearance of the Myrdle Street Conservation Area as required by S72 of the Listed Building and Conservation Area Act 1990 and in accordance with

Policy SP10 (2) of the Council's adopted Core Strategy (2010), Policies DM24 and DM27 of the Managing Development Document (Adopted 2013) and government guidance set out in Section 12 of the National Planning Policy Framework (2012). These policies and government guidance seek to ensure that development is well designed and that it preserves or enhances the character and appearance of the Borough's Conservation Areas and historic buildings.

Amenity of the future occupiers

- 8.31 The internal space standards are set out in detail in the Mayor of London Housing SPG and re-iterated in policy DM4 of the Council's Managing Development Document.
- 8.32 The site is currently in use as a house in multiple occupation at first and second floor level. Through reducing the size of the proposed residential accommodation from a house in multiple occupation to 3 studio flats at first, second and third floor level, the internal layouts and standard of accommodation have generally improved. Whilst the mix would not comply with policy, it is considered that in this instance due to the layout of the internal floor space, the position of the existing staircase and the constraints of the site, which prevent further extensions the proposed mix is acceptable.
- 8.33 The proposed studios measure between 37 – 48 sq metres in compliance with policy DM4 of the Managing Development Document (2013) and London Plan.
- 8.34 All units would be dual aspect and benefit from adequate privacy; sunlight and daylight. Private amenity space will not be provided for the units given the constraints of the site, the lack of private amenity space is considered acceptable. It should be noted that the existing residential units have no amenity space.
- 8.35 On balance the proposal is therefore in accordance with policies DM3 and DM4 of the Managing Development Document (2013) which requires development to provide a balance of housing types and have adequate provision of internal space in order to provide an appropriate living environment.

Highways and Transport

- 8.36 The subject site is located in an area with excellent access to public transport (PTAL 6a). LBTH Highways had no objections to this application. The servicing arrangements for the existing restaurant would continue, and the increase in floor space would not lead to any significant increase in servicing trips.
- 8.37 New Road has very limited on street parking bays and together with the excellent PTAL rating, it is unlikely that there will be a significant increase in vehicular trips from customers to be of concern.
- 8.38 The site is accessible by a range of transport modes including bus, cycling, walking and by car. Policy DM20 of the Managing Development Document (2013) supports development where it is integrated with the transport network.
- 8.39 The proposed development provides no vehicular parking as it is within an area of good public transport accessibility (PTAL 6a). This is supported by Highways Officers.
- 8.40 Policies 6.13 of the London Plan, policy SP09 of the Core Strategy and policy DM22

of the Managing Development Document (2013) seek to encourage sustainable non-car modes of transport and to limit car use by restricting car parking provision and refers to the parking standards set out in appendix 2 for the provision of parking for different types of development.

- 8.41 The scheme does not make provision for car parking which is acceptable. The Council's Highways Department have been consulted and required a condition ensure the new flats are subject to a car free agreement.
- 8.42 Highways officers have also requested information on the provision of cycle parking. This will be requested via condition.

Waste Refuse and Recyclables Storage

- 8.43 The proposal includes separate refuse storage facility at ground floor level for the residential properties. It is noted that the existing refuse for the restaurant was placed on the public highway; the now scheme proposes internal refuse storage for the restaurant at ground floor level. A condition will be included which secures the refuse details to be submitted.
- 8.44 Subject to condition the proposal includes adequate facilities for the storage of waste and recyclables, in accordance with Policy DM14 of the Managing Development Document (adopted 2013) and Policy 5.17 of the London Plan (2011). These policies seek to ensure that developments include adequate provisions for the storage of waste and recyclables within the development given the frequency of collections.

9.0 Human Rights Considerations

- 9.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:-
- 9.2 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:-
- Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;
 - Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest (Convention Article 8); and

Peaceful enjoyment of possessions (including property). This does not impair the right to enforce such laws as the State deems necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court has recognised that "*regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole*".

- 9.3 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.
- 9.4 Members need to satisfy themselves that the measures which are proposed to be taken to minimise, inter alia, the adverse effects of noise, construction and general disturbance are acceptable and that any potential interference with Article 8 rights will be legitimate and justified.
- 9.5 Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate.
- 9.6 Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 9.7 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.
- 9.8 In this context, the balance to be struck between individual rights and the wider public interest has been carefully considered. Officers consider that any interference with Convention rights is justified.

10.0 Equalities Act Considerations

- 10.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:
1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 3. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

11.0 Conclusions

- 11.1 All other relevant policies and considerations have been taken into account. Planning permission should be GRANTED. The details of the decision are set out in the RECOMMENDATION at the beginning of this report.

12.0 Site Map

