

Reference:	17/02183/RESM
Ward:	Blenheim Park
Proposal:	Approval of reserved matters including details of appearance, landscaping pursuant to outline planning permission 17/00563/OUTM dated 26.10.2017 to demolish existing building and erect two blocks part 2, part 3, part 4 storey comprising of 30 flats, 1 commercial unit on ground floor lay out parking, refuse and cycle stores
Address:	Evolution Gym, 939 - 953 London Road, Leigh-On-Sea Essex, SS9 3LQ
Applicant:	Emex International
Agent:	Third Dimension Arch. Design Ltd
Consultation Expiry:	21.03.2018
Expiry Date:	08.06.2018
Case Officer:	Janine Rowley
Plan Nos:	100, 200A, 201C, 250B, 251B, 252A First Floor, 252B Second Floor, 254 Third Floor, 255B, 256B; 257B, 258, 259, 601A, 262A, 260, 261, 263, 264, 265, 266
Recommendation:	APPROVE RESERVED MATTERS



1 The Proposal

1.1 Outline planning permission was granted on the 26th October 2017 under application 17/00563/OUTM to demolish the existing building and redevelop the site with a four storey block of 30 flats and one commercial unit to the ground floor.

1.2 Pursuant to condition 1 of the above outline permission, this application seeks approval of the two remaining reserved matters relating to appearance and landscaping. Layout, scale and access were approved on the 26th October 2017 under application 17/00563/OUTM.

1.3 Outline planning permission was granted for:

Units 30 flats (5 no 1 bed, 7 no 2 bed, 12 no 3 bed and 6 no 4 bed) plus 375sqm of commercial floorspace

Parking 58 spaces (including 4 disability spaces) (57 cycle spaces)

Height (max) Part 2, 3, 4 storeys (6.2m rising to 12.1m)

1.4 The building would front onto London Road and be set in line with 937 London Road to the east, including a number of forward projecting's nearer to the junction of London Road and Darlington Grove. The scale of the building would be 3 storey adjacent to no. 937 London Road, rising to 4 storey at the junction with Darlington Grove stepping down to a three storey building to the north of the site where fronting Darlington Grove.

1.5 At ground floor 375sqm of commercial floorspace is proposed comprising of A1, A2, B1 and D2 (gym) uses. The plans have previously indicated that this would be a flexible space, and could be occupied as one large unit. The commercial space would have its own refuse store.

1.6 In relation to residential accommodation, at ground, first, second, third and fourth floor level a mix of 1, 2, 3 and 4 bedroom flats are proposed. The actual details of the flats are in accordance with the National Technical Housing Standards and these range between:

- 50sqm; 1 bedroom 2 persons;
- 61sqm; 2 bedrooms 3 persons;
- 70sqm; 2 bedrooms 4 persons;
- 74sqm; 3 bedrooms 4 persons;
- 95sqm; 3 bedrooms 6 persons;
- 96sqm; 3 bedrooms 6 persons;
- 90sqm; 4 bedrooms 5 persons;
- 99sqm; 4 bedrooms 6 persons;
- 117sqm; 4 bedrooms 8 persons

2 Site and Surroundings

- 2.1 The 0.25ha site is on the northern side of London Road within Leigh-on-Sea. The site is 0.6 miles northeast from the centre of Leigh on Sea and 1.6 miles west from the main centre of Southend-on-Sea. The A13 London Road is a major transport route running east-west to the frontage of the site. The land uses to the west of the site along London Road are mixed, with a predominance of commercial uses at ground floor level. Immediately to the east along London Road there are self-contained flats and the character is more residential in nature in this section of London Road before reaching Chalkwell Park. To the north and south of the site, behind London Road, the character is distinctly low-scale residential.
- 2.2 The existing building is two storeys with a part pitched and part flat roof and is currently occupied by car wash and valeting business. The site slopes down from London Road. The general character of this part of London Road is two storey buildings with the exceptions being part of the adjacent flat block which is 3 storeys and a residential flat development to the east of the site on the north side of London Road which is also 3 storeys. The scale of development to the south of the site is domestic in scale and comprises a mix of houses and bungalows.

3 Planning Considerations

- 3.1 The layout, scale, access arrangement, parking provision, number of units, standard of accommodation and amenity space provision remain unaltered from the outline planning permission 17/00563/OUTM. The only issues for consideration in relation to this reserved matters application are the direct impacts associated with the proposed appearance and landscaping of the development.

4 Appraisal

Principle of the Development

National Planning Policy Framework (2012); Core Strategy (2007) Policies KP1, KP2, CP1, CP2, CP3, CP4, CP6 and CP8; Development Management Document (2015) policies DM1, DM3, DM7, DM8, DM9, DM10, DM11, DM13, DM15 and the Design and Townscape Guide (2009).

- 4.1 The principle of development has been agreed under outline planning permission 17/00563/OUTM.

Design and Impact on the Character of the Area:

National Planning Policy Framework (2012); Core Strategy (2007) Policies KP2, CP4; Development Management Document (2015) Policies DM1, DM3 and the Design and Townscape Guide (2009)

- 4.2 *Scale*

The building is located at the junction of London Road and Darlington Grove. It will be 41m wide and varies between 16m-34m in depth with an overall height of 12.1m. The proposed two storey building to the rear of the site fronting Darlington Grove is 18m wide by 13.5m-16.2m deep and between 6.2m-9m in height. This scale and

height has been accepted under the associated outline planning permission reference 17/00563/OUTM.

4.3 *Layout*

No objections have been previously raised to the layout of the development fronting London Road and Darlington Grove given the 30 flats can be satisfactorily accommodated within the envelope of the building envisaged at outline stage, along with the ground floor commercial space for one unit, which was considered to respond well to its context. The proposal is set on the same building line as the adjacent buildings to the east fronting London Road and set forward of the buildings to the north in Darlington Grove, which has not been considered to have a harmful impact on the character and appearance of the streetscene. The general layout of the site would respond well to its context and largely conceal the proposed parking area to the rear of the site. The layout was accepted under the associated outline approved planning permission reference 17/00563/OUTM.

4.4 *Access*

No objections were raised to the siting of the vehicular access from Darlington Grove in design terms, which remains unchanged from the associated outline planning permission reference 17/00563/OUTM.

4.5 *Appearance*

Indicative elevational drawings were provided at outline stage. This part of London Road has a mixed appearance and character with the surrounding development constituting varying ages and designs. The development is of a contemporary design which uses stepping of the building and balconies to break up its massing and different materials.

4.6 The design of the elevations is well proportioned and detailed. The proposed use of red brick to the projections and grey brick to the setbacks adds interest to the elevations whilst acknowledging the palette of materials within the surrounding streetscene including red and buff brickwork together with white render. The vertical rhythm incorporated within the main block breaks up the massing in the streetscene. The white cladding curved feature fronting London Road and Darlington Grove breaks up the massing and provides an attractive feature to the appearance of the development. The use of grey cladding to the roof level including classic grey, chalk grey, soft grey and pale mist compliments the appearance of the development. The balconies are to be constructed from aluminium frames and structural glass frames adding interest to the appearance of the development. Windows and doors are to be powder coated aluminium to both the flats and commercial premises at ground floor. The refuse store to the rear of the site would be constructed from timber and is not considered to harm the appearance of the development. The materials and well scaled fenestration with considered placement works well with the surrounding locality and provides satisfactory outlook for future occupiers within the development.

4.7 The palette of materials as set out above including colours, tones and finishes is harmonious for the development with high quality detailing complementing the

surrounding locality enlivening the streetscene in this location. Taking into account the quality of the building on site, which currently has a negative impact on the site the appearance of the development through the use of materials would enhance the townscape in this location.

4.8 The applicant has provided details of the photovoltaic panels to be installed on the roof set at 30 degrees. It is not considered the siting of the panels would affect the overall appearance of the development when viewed from the street taking into account they are set back from the edge of the roof and parapet. The appearance of the basement parking within the streetscene, will take the form of a ramp leading to the basement. Taking into account the buildings to the north and south flanking the ramp together with landscaping fronting Darlinghurst Grove it is not considered the appearance would dominate the frontage nor detrimentally affect the design of the building or the wider streetscene.

4.9 The detailed design appearance is therefore considered acceptable and the proposed is policy compliant in this respect.

4.10 *Landscaping*

Policy DM1 of the Development Management Document advocates the need for any landscaping proposals to be integral to any new development and positively impact the character and appearance of the surrounding townscape.

4.11 A landscape plan 601a has been submitted showing hard landscaping for the roadway and paths including Marshalls 600mm x 600mm 'Monopave', 145mm x 255mm kerb in 'silver grey', 50mm depth blue slate chippings, 'silver grey' concrete setts, timber decking and tarmacadam. The proposed hardstanding materials would not result in any harm to the character and appearance of area or the site.

4.12 Soft landscaping is proposed to the perimeter of the site fronting London Road and Darlinghurst Grove and also to the rear amenity area. The detailed planting schedule submitted includes a range of shrubs, climbers, herbaceous species, flowering plants, ferns, garden trees and bushes which are considered acceptable as they will provide a satisfactorily setting for the development.

4.13 The landscaping proposed is of high quality enhancing the overall setting of the proposed development enhancing the townscape and streetscene along London Road and Darlinghurst Grove whilst providing functional amenity needs of future occupiers of the development. The planting scheme proposed for the amenity area to the rear of the site is integral to the overall design and will enhance the townscape of the area. The landscaping is found to be acceptable and policy compliant.

4.14 The landscaping plan submitted is accompanied by a maintenance strategy were measures will be employed to ensure the landscaping implemented is preserved and safeguarded.

Conclusion

- 4.15 The proposal is found to be policy compliant in respect of both its appearance and landscaping, which are the matters for consideration under this application for reserved matters.

Traffic and Transport Issues

National Planning Policy Framework (2012); Core Strategy (2007) Policies KP2, CP4, CP3; Policy DM15 of the Development Management Document (2015) and the Design and Townscape Guide (2009).

- 4.16 The vehicle access, servicing and vehicle parking have been previously agreed under the outline planning permission 17/00563/OUTM. The matters outstanding relate to cycle and refuse storage discussed in further detail below.

Cycle Storage

- 4.17 Cycle provision will be stored within the basement with 57 spaces provided in accordance with Policy DM15 of the Development Management Document. The applicant has provided details of how the cycles will be stored via a two tier bike rack from Bike Dock Solutions. The cycle storage provision is controlled by condition 07 of planning reference 17/00563/OUTM to ensure the cycle provision is implemented prior to occupation of the development and retained in perpetuity.

Refuse Storage

- 4.18 Eight Euro Bins for the residential use are proposed to be located within a bin store to the rear of the site which would be 5m wide x 2.5m high x 6.1m deep and constructed from timber. The Councils Waste Management Guide (2011) requires 3 1100 litre recycling containers, 4 11mm waste containers and 140 litre food waste containers. Drawing 250b indicates the proposal would be policy compliant.
- 4.19 Commercial bin storage is located to the front of the site along London Road with an area of 13sqm accommodating three bins. The commercial bin stores are considered to comply with current policy. The refuse storage provision is controlled by condition 07 of planning reference 17/00563/OUTM to ensure the refuse storage is implemented prior to occupation of the development and retained in perpetuity.
- 4.20 The proposals comply with the objectives of the relevant policies relating to cycle provision and refuse storage planning policies.

Living conditions for future occupiers

National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM8, The National Technical Housing Standards (2015) and Design and Townscape Guide (2009)

- 4.21 The internal floorspaces of the flats, amenity space, outlook and daylight remain unchanged from the previously approved application for outline consent under reference 17/00563/OUTM. The proposal is therefore acceptable in this regard.

Impact on Residential Amenity:

National Planning Policy Framework (2012); Core Strategy (2007) Policies KP2 and CP4, Policies DM1 and DM3 of the Development Management Document (2015) and the Design and Townscape Guide (2009).

- 4.22 The layout, scale and height of the development remains unchanged from the previously approved planning permission 17/00563/OUTM.
- 4.23 The impact of the appearance of the development will not harm residential amenity as all elevations have the same high quality design for all facades and the materials proposed are found elsewhere in the wider streetscene. The appearance would not cause harm to outlook of existing residents surrounding the site taking into account the position of openings and separation distances previously considered acceptable under application 17/00563/OUTM.
- 4.24 The proposed landscaping by reason of its height and position would not result in material harm to the amenities enjoyed by existing occupiers of the neighbouring properties in terms of loss of outlook, light nor would the siting of the planting result in a sense of enclosure.
- 4.25 In light of the above, the proposed appearance and landscaping would not result in loss of outlook, light nor harm the amenities of the nearby residential occupiers and wider streetscene. The proposal is therefore found to be acceptable and policy compliant in terms of its neighbour amenity impact.

Sustainable Construction

Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2 and advice contained within the Design and Townscape Guide (2009)

- 4.26 Policy KP2 of the Core Strategy states that at least 10% of the total energy needs of a new development should be provided through on-site renewable sources of energy provision (and/or decentralised renewable or low carbon energy sources). Policy DM2 of the Development Management Document requires all new development to contribute to minimising energy demand and carbon dioxide emissions.
- 4.27 The applicant has provided details of the photovoltaic panels to be installed on the roof on drawing 258 together with an Energy and Sustainability Statement dated 10th May 2018 edition 2 carried out by Energy Rating Services states that the provision of 14.76Kwp of solar panels to be installed to the roof to 30 degrees, which will not affect the roof as set out above in terms of visually amenity. This will allow 11% reduction in CO2 emissions from on-site renewable energy and provide 10% of on site renewable energy, satisfying Policy KP2 of the Core Strategy.
- 4.28 Details of Sustainable Urban Drainage systems to ensure suitable drainage is provided to mitigate surface water run-off given the significant levels of hardstanding proposed has been controlled by condition under outline planning permission

17/00563/OUTM.

- 4.29 Policy DM2 of the Development Management Document part (iv) requires water efficient design measures that limit internal water consumption to 105 litres per person per day (lpd) (1110 lpd) when including external water consumption). Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting. This has been controlled with by condition under outline planning permission 17/00563/OUTM.

Planning Obligations

National Planning Policy Framework (2012); Core Strategy (2007) Policies KP3, CP4 and CP8; Planning Obligations

- 4.30 The planning obligations for affordable housing and education remain unchanged from planning permission 17/00563/OUTM. In this regard an informative will be added to remind the application of the outline planning permission governed by a legal agreement.

Community Infrastructure Levy

- 4.31 The CIL calculation had not been previously calculated for the outline permission 17/00563/OUTM. The exact floorspace figures have now been confirmed and this application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The application site is located within residential zone 1 therefore a CIL rate of £24.08 per sqm is required for the proposed development and £84.27 per sqm for the commercial floorspace. The proposed development equates to 3005sqm of residential floorspace and 375sqm of commercial floorspace which may equate to a CIL charge of approximately £103,952.11 (subject to confirmation). Any existing floor area that is being retained/demolished that satisfies the "in-use building" test, as set out in CIL Regulation 40, may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

5 Conclusion

- 5.1 Having taken all material planning considerations into account, it is found that subject to compliance with the proposed conditions, the submissions made as reserved matters for appearance and landscaping for the development would be acceptable and compliant with development plan policies and guidance. The principle of a mixed use development, access, scale and layout have all been found acceptable under the determination of application 17/00563/OUTM. The proposed development, by reason of its design and appearance would make a positive contribution to the streetscene maintaining the character and appearance of the locality while providing adequate amenities for future neighbouring occupiers and the landscaping would provide a satisfactory setting for the development and an attractive amenity for future residents. The application is therefore recommended for approval.

6 Planning Policy Summary

6.1 National Planning Policy Framework

6.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), KP3 (Implementation and Resources) CP3 (Transport and Accessibility) CP4 (The Environment and Urban Renaissance), and CP8 (Dwelling Provision).

6.3 Development Management Document (2015) Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM7 (Dwelling Mix, size and type), DM8 (Residential Standards), DM10 (Employment Sectors), DM11 (Employment Areas), DM13 (Shopping Frontage Management Outside the town centre), DM14 (Environmental Management), DM15 (Sustainable Transport Management)

6.4 Design & Townscape Guide 2009

6.5 Planning Obligations 2010 (updated 2014)

6.6 Waste Management Guide

6.7 Community Infrastructure Levy Charging Schedule (2015)

7 Representation Summary

Highway Authority

7.1 No objection is raised on highway grounds as per the outline planning permission 17/00563/OUTM.

Parks

7.2 No objections following receipt of amended drawings with the use of native species, trees and amenity area.

Essex County Fire & Rescue

7.3 The access arrangement should be in accordance with the details contained in approved document building Regulation B5. The development shall be carried out in accordance with the building control requirements and liaise with the Fire Service. Water supplies shall be provided together with sprinkler systems during the building control stage.

Airport Director

7.4 No objections have been raised as per the outline planning permission 17/00563/OUTM.

Public Consultation

7.5 A site notice was displayed on the 28.02.2018 and 53 neighbours notified of the proposal. Six letters of representation have been received stating:

- Increased congestion and traffic on surrounding roads
- The height of the proposed flats will result in overlooking and loss of privacy;
- Impact on the existing sewer structure has not been accounted for;
- Development not in keeping with the surrounding area;
- Family houses should be delivered on this site;
- Road safety implications for the existing junction and children attending nearby schools;
- Visitors to the flats and commercial units will increase parking in the adjacent roads;
- Not enough parking;
- Access for emergency vehicles will be restricted;
- Development size too big
- Harm to quality of life reduced for residents of Darlinghurst Grove;
- Environmental Assessment should be performed;
- 4 storey building would have a significant impact on surrounding residents and out of keeping with the surrounding area;
- Strain on commercial shops;
- Inclusion of a commercial unit is unacceptable;
- Harm to highway and pedestrian safety and the free flow of traffic;
- The development encroaches on an established right of way that has been blocked off and forms part of a garage serving 937 London Road [**Officer Comment: This matter was raised during the determination of the outline application and the applicant confirmed the development would not encroach on the nearby resident**].
- Harm to neighbour amenity

These concerns are noted and they have been taken into account in the assessment of the application. However, the principle of the development and matters other than appearance and landscaping were approved under the outline planning permission 17/00563/OUTM. The impact of the appearance and landscaping details within the current application on local amenity have been considered however, the representations received are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case.

8 Relevant Planning History

- 8.1 Demolish existing building and erect two blocks part 2, part 3, part 4 storey comprising of 30 flats, 1 commercial unit on ground floor lay out parking, refuse and cycle stores (Outline Application) (Amended Proposal)- Granted (17/00563/OUTM)
- 8.2 Demolish existing building and erect two blocks part 2, part 3, part 4 storey comprising of 38 flats, 1 commercial unit on ground floor lay out parking, refuse and cycle stores (Outline Application) (Amended Proposal)- Refused (15/01844/OUTM)

- 8.3 Demolish existing building and erect two blocks part 2, part 3, part 4 storey comprising of 38 flats, 1 commercial unit on ground floor lay out parking, refuse and cycle stores (Outline Application) (Amended Proposal)- Refused (14/01965/OUTM)
- 8.4 Demolish existing building and erect two blocks part 2, part 3, part 4 storey comprising of 38 flats, 1 commercial unit on ground floor lay out parking, refuse and cycle stores (outline application)- Withdrawn (13/01137/OUTM)
- 8.5 Demolish existing buildings, erect 4 storey block comprising of mixed uses to basement and ground floor levels (1440m² retail class A1 and leisure class D2) and 16 self-contained flats with balconies on upper floors, erect one 3 storey block of 7 flats and erect one two storey dwellinghouse fronting Darlinghurst Grove, lay out 33 car parking spaces, cycle stores and refuse stores, lay out landscaping and amenity area including raised deck and new vehicular access onto Darlinghurst Grove- Refused (07/01793/FULM)

9 Recommendation

9.1 Members are recommended to APPROVE RESERVED MATTERS subject to the following conditions:

- 01 The development hereby permitted shall be carried out in accordance with plans 100, 200A, 201C, 250B, 251B, 252A First Floor, 252B Second Floor, 254 Third Floor, 255B, 256B; 257B, 258, 259, 601A, 262A, 260, 261, 263, 264, 265, 266.**

Reason: To ensure that the development is carried out in accordance with the policies outlined in the Development Plan.

- 02 The development shall be carried out solely in accordance with the material schedule received on the 2nd May 2018, drawings 201c, 260, 261, 262a, 263, 264, 265 and 601A including Sika-Trocal to the roof; Marley Equitone (natura) Cladding in Classic Grey, Soft Grey, Chalk Grey and Pale Mist; Facing brickwork- Ibstock Arden Red (main façade), Ibstock Arden Grey (recessed areas); windows and doors SAPA Aluminium windows and doors (Grey RAL 7012), Balustrades and Balconies Q Railing (Stainless Steel); Parapet Capping-Metal capping (RAL 7012), Tarmaccadam, 'Silver Grey' concrete setts, timber decking, Marshalls 600mm x 600mm 'Monopave', Marshalls 145mm x 255mm conservation kerb in 'Silver Grey' and 50mm blue slate chippings (nominal grade 30mm-50mm) to finish front planting beds prior to occupation of any development hereby approved.**

Reason: To safeguard character and appearance of the area and amenities of neighbouring occupiers in accordance with Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and the Design and Townscape Guide (2009). Given the nature of the development propose, the details sought and the objectives of the condition it is fundamental that information required is provided prior to the commencement of any

development.

- 03** The hard and soft landscaping shall be undertaken in accordance with the approved details as shown on drawing 601a. The approved hard landscaping works shall be fully completed prior to first occupation of the development hereby approved and the soft landscaping works shall be completed within the first planting season following first occupation of the development and maintained in perpetuity thereafter.

Reason: To safeguard the character and appearance of the surrounding area and the amenities of the occupants of the proposed development in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1, DM3, DM5 and DM8 of the Development Management Document (2015).

- 04** A 1.5m high obscure glazed privacy screen to the edge of the communal terrace as shown on drawing 252B adjacent to number 24 Darlinghurst Grove shall be installed prior to the first occupation of the residential flats hereby approved, unless otherwise agreed in writing by the local planning authority. The privacy screen shall be permanently retained thereafter.

Reason: To safeguard the character and amenities of the area and in particular to protect the amenities of nearby residential occupiers of the development in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

Informative

- 1** Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a Community Infrastructure Levy (CIL) Liability Notice for the attention of the applicant and any person who has an interest in the land. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought.

You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development.

Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend

- 2 The applicant is reminded the outline permission 17/00563/OUTM is governed by a legal agreement between the applicant and Southend Borough Council under Section 106 of the Town and Country Planning Act 1990. The agreement relates to: 1. Affordable housing, 2. Education, together with the conditions detailed on the decision notice.**
- 3 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.