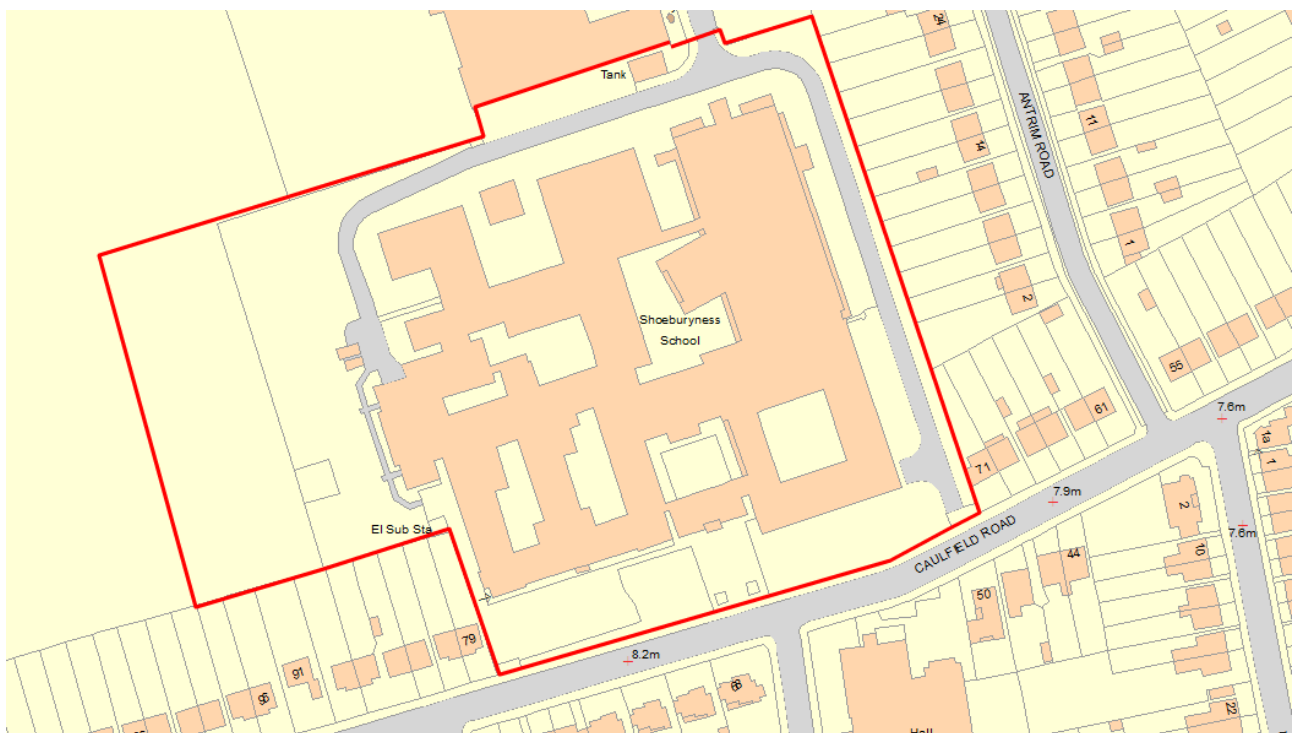


Reference:	18/00629/AMDT	
Ward:	West Shoebury	
Proposal:	Application to vary condition 02 (approved plans) Various alterations to elevations (Minor Material Amendment of Planning Permission 16/02194/FULM dated 05.04.2017)	
Address:	Shoeburyness High School, Caulfield Road, Shoeburyness Southend-On-Sea, Essex, SS3 9LL	
Agent	The Draughtsman Architectural Ltd	
Applicant:	Shoeburyness High School	
Consultation Expiry:	17.05.2018	
Expiry Date:	23.07.2018	
Case Officer:	Abbie Greenwood	
Plan Nos:	Location Plan, SHS/NAK/02 Revision N, SHS/NAK/04 Revision M; SHS/NAK/03 Revision N, SHS/NAK/05 Revision C, SHS/NAK/06 Revision C, SHS/NAK/07 Revision C	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to demolish existing outbuildings and a classroom and erect a two storey block to form classrooms and a dining hall with a balcony to the west elevation at first floor and to form 26 additional parking spaces fronting Caulfield Road.
- 1.2 The proposed two storey building is 43m wide x 20.4m-28.8m deep x 9.8m high. The overall design is of a contemporary style with glazing and cladding referencing existing school buildings including the adjacent sports hall.
- 1.3 The building will provide 10 new classrooms, a new kitchen with dining area and assembly hall to accommodate additional pupils by 2018. The new building will cover a footprint of 1100sqm with an overall total floor area of 2280sqm including a cantilevered footprint.
- 1.4 The Design and Access Statement accompanying this application states that currently there are 1697 students that attend the school currently. The local authority has requested the school accommodate an additional 150 pupils in the school by 2022, beginning in 2018. The anticipated total number of students at Shoeburyness High School within a 5 year period (2018-2022) will therefore amount to 1847.
- 1.5 The Councils Education Officers state the proposal is funded by the Local Authority as part of the Department for Education's Basic Need Grant Funding that is allocated to all Local Authorities where a short fall of school places is identified and state:

“As the only secondary school in Shoeburyness they are facing increasing demand and are full in all year groups. This project will enable the school to increase their pupil numbers to meet local demand by adding new classrooms and expanding the dining facilities. The current dining facilities are undersized for the current pupil numbers. This means that the school has to allow the older years to go off site during the lunch break, which is not recommended by the Department for Education (DfE), so that all pupils can access a meal in the time allowed. The new dining facilities will be large enough to serve all pupils including the additional number generated by the expansion”.

- 1.6 This proposal is an amended proposal following the grant of planning permission for a similar scheme in 2017, reference 16/02194/FULM. The proposed changes are as follows:
 - Change of window design for the classrooms introducing a brick plinth and access doors at ground floor on the east and west elevations and shortening the windows at first floor east elevation.
 - Install a louvered kitchen extract grille on the south elevation measuring 5.8m x 1.2m
 - Install and extract grille to the west elevation behind the canopy measuring 3.5m x 1m
 - Introduction of plant room door and ladder to roof void plant on south elevation.
 - Inclusion of fire escape stair from kitchen via adjacent existing flat roof on the south elevation
 - Removal of porthole windows to the wcs
 - Introduction of a glass canopy to the main entrance doors on the north elevation

- The addition of one small window to the ground floor staff room on the east elevation.

1.7 It is also noted that an Approval of Details application reference 17/01243/AD has been approved in relation to the following conditions imposed on the original application

- condition 06 (details of cycle parking),
- condition 07 (details of external lighting),
- condition 08 (details of renewable energy),
- condition 09 (details of Asbestos),
- condition 11 (details of construction mitigation)
- condition 12 (details of SUDs)

The current proposal does not include any changes to the details approved as part of these conditions.

1.8 The building is currently under construction.

2 Site and Surroundings

2.1 Shoeburyness High School is accessed off Caulfield Road. The site is laid out with the school campus buildings located towards the southern side of the site with its associated sports facilities and playing fields to the north of the site. To the immediate north is Shoebury Sports Centre and the surrounding area is residential in character.

2.2 The site does not fall within an environmentally sensitive area, such as site of Special Scientific Interest, Special Protection Areas or international conservation sites.

2.3 The proposed building will be located on a hardstanding area currently occupied by outbuildings which are used as classrooms.

3 Planning Considerations

3.1 The main considerations in relation to this application are the principle of the development, design and impact on the character of the area, traffic and transportation, impact on residential amenity and flood risk.

4 Appraisal

Principle of Development

National Planning Policy Framework (2012), Core Strategy (2007) policies KP1, KP2, CP3, CP4 and CP6; Development Management Document (2015) policies DM1, DM2, DM3 and DM15 and the Southend Design and Townscape Guide (2009)

4.1 Policy CP6 of the Core Strategy advocates the need to improve educational facilities to ensure that support is made to meet the needs of the local community. The proposed development will provide improvement of the facilities available at Shoeburyness High School, thus the principle is in accordance with Policy CP6 of the Core Strategy. The principle of the development sought was previously found to be acceptable under application 16/02194/FULM.

Furthermore the changes sought are considered to be such that they represent a minor material amendment to the previous consent.

Design and Impact on the Character of the Area

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

- 4.2 The proposal seeks to erect a 2 storey building to the west side of the existing school to accommodate 10 new classrooms and kitchen and dining facilities. The building will be located on existing hardstanding and will result in the removal of one outbuilding. The existing single storey outbuildings to the north, west and south of the site are to be retained. The overall design of the building is contemporary with a box like form including a curved roof form referencing the adjacent sports hall. The building is well detailed particularly to the west side overlooking the sports fields where the significant glazing and feature balcony with brise soleil adds interest and breaks up the overall mass. This aspect will be visible in longer public views across the playing fields. The other public view is of the north elevation which includes the main entrance. To the east side facing the school the proposal again includes significant glazing and this is welcomed. To the south there is limited detail but this is hidden from public view so less of a concern in terms of impact on the character and appearance of the surrounding area.
- 4.3 The current proposal seeks minor amendments to the design following the initial consent in 2017 reference 16/02194/FULM. The detailed list of changes is noted in Section 1 above. The changes are sought to make the building more accessible and to facilitate the operation of the kitchen.
- 4.4 The introduction of a brick plinth and doors to the classrooms will enable direct access to the external areas making the classrooms more user friendly and improving fire escape options. The proposed brick plinth references the design detail on the proposed side elevations so will not appear out of place within the overall design. The proposal to introduce a glazed canopy to the main entrance on the north elevation will improve the legibility of the entrance and is welcomed.
- 4.5 There is also no objection to the removal of the porthole wc windows on the north elevation or the insertion of a small window to the staff room on the east elevation as these changes are compatible with the overall design.
- 4.6 In relation the alterations to the service areas of the building, the proposed changes are required to enable the kitchen to operate and are relatively low key given that the main extraction equipment is located within the building. It is, however, considered that the proposed additions, including the grilles and access doors, should be powder coated to match the building to reduce their visual impact. This can be achieved via condition.
- 4.7 The proposal also includes the addition of a fire escape staircase to the south elevation. This includes a door to the first floor accessing onto the adjacent flat roof and a metal staircase and enclosure from the west side of the flat roof to ground level. This addition is required as part of the fire safety strategy. The proposal is rather utilitarian in design however it is located away from the public frontages and will therefore have a minimal impact on the overall design.

- 4.8 In all other respects including the details of the proposed materials, the proposal remains the same as the design previously approved under reference 16/02194/FULM. Therefore subject to conditions, the proposed development is considered to relate satisfactorily to the character and appearance of the existing school buildings and will provide a positive addition to the school. The proposal is therefore considered in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy, policies DM1 and DM3 of the Development Management, and the Design and Townscape Guide.

Traffic and Transportation

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

- 4.9 The existing vehicle access to the school is from Caulfield Road to the south. The transport statement accompanying initial application reference 16/02194/FULM states that at present there are 130 parking spaces currently provided at the school, with 24 in the front car parking area, 80 on the school service road and 20 permitted parking spaces in the rear car park and 6 additional grass parking spaces. The existing cycle storage facilities at the site accommodate 100 cycles.
- 4.10 The 2016 application sought to provide additional spaces for students, increasing the number from 1697 to 1847 and a new parking area was proposed to the Caulfield Road frontage. This was previously considered to be acceptable. This is unchanged in the current application. The footprint, facilities and parking provision remain the same as the 2016 application and therefore the parking provision as previously agreed is considered to be acceptable. The proposal is policy compliant in this regard.

Impact on Residential Amenity

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

- 4.11 Policy DM1 of the Development Management Document supports the need for any new development to protect the amenity of the site, immediate neighbours and the surrounding area with regard to privacy, overlooking, outlook, noise and disturbance and the sense of being overbearing.
- 4.12 The appraisal of the impact on the amenities of neighbouring properties within the 2016 application commented that the new building will be set in the centre of the school site and will be 52m away from the rear elevations of properties to the south of the building in Caulfield Road. This was considered sufficient to mitigate against any potential harm in terms of being overbearing or resulting in the loss of privacy, sense of enclosure, overlooking or noise and disturbance. The 2016 application also concluded that there are no residential properties to the north, west and east that will be affected by the proposed development.

- 4.13 The current application is seeking to make a few changes to the south elevation including the introduction of a fire escape door and staircase, an access door to the roof void plant area to be accessed by ladder and a large grille to serve the kitchen plant. The internal arrangement remains similar to the previously approved proposal with the kitchen located at first floor at the southern end of the building.
- 4.14 It is noted that several objections have been received from occupiers of the houses in Caulfield Road concerned about overlooking from the fire door, which they consider could be wedged open, as well as potential noise from the extract grille. As noted above the proposed building is over 52m from the rear elevations of these properties and more than 25m from their rear boundaries. These distances are far greater than that which would normally be required to ensure that the amenity of neighbours is not materially harmed. It is therefore considered that the current proposal would not give rise to unacceptable levels of overlooking towards properties to the south. It is nevertheless also noted that the door would function as a fire exit only and therefore would normally remain closed and the stairs unused except in the case of an emergency.
- 4.15 In relation to potential noise and odour nuisance from the proposed extract grilles again the separation distance is considered sufficient to ensure that this should not give rise to unacceptable impact on neighbouring properties and this view is upheld by the Council's Environmental Health Officer who has not raised any objection to this proposal or the previous application in this respect.
- 4.16 In light of the above, the proposal is considered to satisfy Policies KP2 and CP4 of the Core Strategy and Policies DM1 and DM3 of the Development Management Document.

Renewable Energy

National Planning Policy Framework (2012); Core Strategy (2007) policy KP2; Development Management Document (2015) policy DM2 and the Southend Design and Townscape Guide (2009).

- 4.17 Policy KP2 of the Core Strategy states:

"All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide".

- 4.18 The 2016 application was accompanied by an energy statement by MH Energy Consultants dated and further statement by Silcock Dawson and Partners dated June 2017. These documents demonstrate that at least 10% of the projects energy will be provided by solar panels covering an area of 99 sqm on the roof. These details were considered acceptable and approved as part of the original condition number 08 (application ref 17/01243/AD) which related to renewable energy. The current application is not seeking any revision to this element of the proposal.

- 4.19 Policy KP2 of the Core Strategy states all development proposals should demonstrate how they incorporate sustainable drainage systems (SUDS) to mitigate the increase in surface water runoff, and, where relevant, how they will avoid or mitigate tidal or fluvial flood risk. A statement by Barter Hill dated July 2017 has previously been submitted to demonstrate that the surface water flows from the site are not affected by the proposed development. This comments that the surface water runoff from the new building will discharge into a geo-cellular soakaway and that the new parking area will have permeable paving. It concludes that there should be no impact from surface water flooding to the surrounding area. This document was considered sufficient to discharge the original condition number 12 (application ref 17/01243/AD) of the previous application which related to sustainable drainage. The current application is not seeking any revision to this element of the proposal. The proposal is considered to be compliant with policy KP2 of the Core Strategy of the Development Management Document.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.20 Although this application is CIL liable, given the development is a new teaching block, in this instance the chargeable amount has been calculated as a zero rate as applicable due to the school is registered with Local Education Authority and makes no profit.

5 Conclusion

- 5.1 In light of the above, the amended proposed development is considered to be acceptable and policy compliant. The development is agreed in principle, represents a minor material amendment and will provide an improved education facility. The design and scale of the proposed development relates satisfactorily to the existing school buildings and will not harm neighbour amenity. The increased number of students and members of staff will have limited impact on the highway network as demonstrated by the transport statement and the number of parking spaces provides a policy compliant scheme.

6 Planning Policy Summary

- 6.1 National Planning Policy Framework (2012)
- 6.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Traffic and Highways), CP4 (The Environment and Urban Renaissance), CP6 (Community Infrastructure)
- 6.3 Development Management Document (2015) policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources), DM3 (Effective and Efficient Use of Land), DM15 (Sustainable Transport Management)
- 6.4 Southend Design & Townscape Guide (2009).
- 6.5 Community Infrastructure Charging Levy (2015)

7 Representation Summary

Environmental Health

7.1 No objections or comments.

Recommended Informative

Compliance with this decision notice does not bestow compliance with other regulatory frameworks. In particular your attention is drawn to the statutory nuisance provisions within the Environmental Protection Act 1990 (as amended) and also to the relevant sections of the Control of Pollution Act 1974. Contact 01702 215005 for more information

Children and Learning

7.2 This amendment will improve on the original planning approval and enhance pupil's experience at the school in a positive way.

Traffic and Transportation

7.3 There are no highway objections to this proposal no additional staff are to be employed and the travel plan demonstrates students attending the school use public transport. The increase of 26 parking bays will help to reduce on street parking within the area of the school.

Public Consultation

7.4 A site notice displayed on the 24th April 2018 and 38 neighbours notified of the proposal. 3 parties objected to the proposal raising the following concerns:

- Information submitted inadequate to allow the proper assessment of the proposal.
- Development has commenced.
- Amendments not necessary.
- The proposed kitchen fire escape door and access will overlook the properties in Caulfield Road. There is a concern that this will be wedged open in hot conditions and staff may smoke on this fire escape.
- Unacceptable noise and odour impacts from the development.
- Visual intrusion impacts unacceptable.
- Unacceptable loss of privacy from the development.

[Officer Comment: These concerns are noted and they have been taken into account in the assessment of the application (see paras 4.11-4.16 of this report). However, they 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 outbuildings and classroom, erect two storey block to form classrooms and dining hall with balcony to west elevation at first floor and form 26 additional parking spaces - granted (16/02194/FULM)

- 8.2 Application for approval of details pursuant to condition 06 (details of cycle parking), condition 07 (details of external lighting), condition 08 (details of renewable energy), condition 09 (details of Asbestos), condition 11 (details of construction mitigation) and condition 12 (details of SUDs) of planning permission 16/02194/FULM dated 05.04.2017 – granted (17/01243/AD)
- 8.3 Install 15 lamp posts and four security cameras (Amended Proposal) (Retrospective) - Granted (16/01243/FULM)
- 8.4 Form first floor extension above existing dining hall - Granted (16/00934/FUL)
- 8.5 Erect two storey block to form classrooms, physical education and performing arts storage- Granted (13/00528/FULM)
- 8.6 Retain relocatable classrooms - Granted (99/0465)

9 Recommendation

- 8.1 **Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

- 01 **The development hereby permitted shall be begun not later than 5th April 2020.**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

- 02 **The development hereby permitted shall be carried out in accordance with the approved plans Location Plan, SHS/NAK/02 Revision N, SHS/NAK/04 Revision M; SHS/NAK/03 Revision N, SHS/NAK/05 Revision C, SHS/NAK/06 Revision C, SHS/NAK/07 Revision C**

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

- 03 **The development shall be carried out in accordance with the details set out in the materials and landscaping schedule received on the 22.02.2017 and as approved under application ref 16/ 02194/FULM including north elevation- main wall panels Trespa Meteon colour silver grey, windows Comar 5Pi window system colour white, face brickwork to lower wall Ibstock 65mm Bristol Buff, Face brickwork to lower wall 65mm Staffs Slate Blue engineering brick; east elevation-, brick fashion wall panels to be Trespa Meteon in silver grey, winter grey, pure white; face brickwork to lower wall Ibstock 65mm 0657 Bristol buff multi, face brickwork to lower wall Ibstock 65mm Staffs Slate Blue engineering brick, entrance portal white painted sand and cement render; south elevation-main wall panels to be Trespa Meteon colour silver grey; west elevation- windows to be Comar 5Pi window and door system, colour white, exposed steelwork carried out in accordance with BS 5493; brise soleil aluminium aerofoil profile powder coated white; curved roof Kingspan panels product KS1000CR colour grey, soffit and fascia to be white powder coated plastol sheet profile to suit curved roof radius, glass balustrading to be toughed clear glass and tubular stainless steel frame before the building is occupied unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of surrounding locality. This is as set out in the Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) policy DM1 and the Southend Design and Townscape Guide (2009).

- 04 The ventilation grilles and fire escape doors on the south and west elevations shall be powder coated to match the colour of the agreed wall materials (Trespa Meteor colour silver grey south elevation and white to the west elevation) before the building is occupied.**

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of surrounding locality. This is as set out in the Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) policy DM1 and the Southend Design and Townscape Guide (2009).

- 05 All planting in the approved landscaping as shown on drawings 'SHS/NAK/006 Revision C and the materials and landscaping schedule received on the 22.02.2017, shall be carried out within the first planting season of first occupation of the development. Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the local planning authority.**

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the local environment and biodiversity in accordance with Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) policy DM1 and the Southend Design and Townscape Guide (2009).

- 06 Prior to the occupation of the building, 26 car parking spaces shall be provided at the site in accordance with drawing SHS/NAK/06 Revision C, and shall thereafter be permanently retained only for the parking of staff and visitors. Permeable materials shall be used for the hardstanding area.**

Reason: In the interests of highway management and safety, residential amenity and general environmental quality in accordance with the National Planning Policy Framework (2012), Core Strategy (2007) policy KP2, CP3 and CP4, DPD2 Development Management Document (2015) policy DM15, and the Southend Design and Townscape Guide (2009).

- 07 Parking facilities for 50 cycle and associated cycle enclosure shall be provided in accordance with details approved under the application with local planning authority reference 17/01243/AD and drawing references SHS/NAK/07 Revision C, SHS/NAK/12 Revision F and SHS/NAK/1 Revision F. The cycle parking shall be implemented prior to the first occupation of the building hereby approved and retained for cycle parking in perpetuity thereafter.**

Reason: To ensure that satisfactory secure bicycle parking is provided in the interests of sustainability, amenity and highways efficiency and safety, in accordance with the National Planning Policy Framework (2012), Core Strategy (2007) policy KP2, Development Management Document (2015) policy DM15 and the Southend Design and Townscape Guide (2009).

- 08 External lighting at the site shall only be provided in accordance with details approved under the application with local planning authority reference 17/012431/AD and drawing reference 170086E700T1 and Electrical Services Specification carried out by Silcock Dawson and Partners dated June 2017.**

Reason: To protect the amenities of neighbouring properties and the general environmental quality in accordance with, National Planning Policy Framework (2012), Core Strategy (2007) policy KP2 and CP4, and Development Management Document (2015) policy DM1.

- 09 99 square metres of solar panels shall be provided on the roof of the building in accordance with details approved under application local planning authority reference 17/01243/AD and drawing reference SHS/NAK/12 Revision E and energy report carried out by Silcock Dawson and Partners dated June 2017 and prior to the first occupation of the building and these shall be retained in perpetuity thereafter.**

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (2007).

- 10 Asbestos removal at the site shall be carried out in accordance with details approved under application reference 17/01243/AD and as detailed in the asbestos survey carried out by Microtect (Air) Limited) reference C1306/05. This must be implemented prior to the occupation of the building.**

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and policies DM1 and DM3 of the Development Management (2015).

- 11 Demolition and construction hours shall be restricted to 8am – 6pm Monday to Friday, 8am – 1pm Saturday. No demolition or construction shall be carried out on Sundays or Bank Holidays.**

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and policies DM1 and DM3 of the Development Management (2015).

- 12 Mitigation measures to minimise and/or control noise and potential fugitive dust emissions resulting from the works shall be carried out in accordance with details approved under application reference 17/01243/AD and as detailed in the construction method statement dated July 2017 and associated mitigation measures contained within the dust management plan carried out by ASHE.**

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy (2007) and policies DM1 and DM3 of the Development Management (2015).

- 13 Sustainable drainage measures shall be carried out at the site in accordance with details approved under application with local planning authority reference 17/012431/AD and as detailed in the drainage strategy dated July 2017 carried out by Barter Hill and the associated maintenance schedule prior to the first occupation of the building and these shall be retained in perpetuity thereafter.**

Reason: In order to ensure a satisfactory standard of sustainable drainage and to prevent environmental and amenity problems arising from flooding in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Development Management Document (2015) policy DM2 .

Informatives

- 01 You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the use.**
- 02 You are advised that the development hereby approved is likely to require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website http://www.southend.gov.uk/info/200011/building_control for further information.**
- 03 The applicant is reminded that this permission does not bestow compliance with other regulatory frameworks. In particular your attention is drawn to the statutory nuisance provisions within the Environmental Protection Act 1990 (as amended) and also to the relevant sections of the Control of Pollution Act 1974. The provisions apply to the construction phase and not solely to the operation of the completed development. Contact 01702 215005 for more information.**
- 04 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.