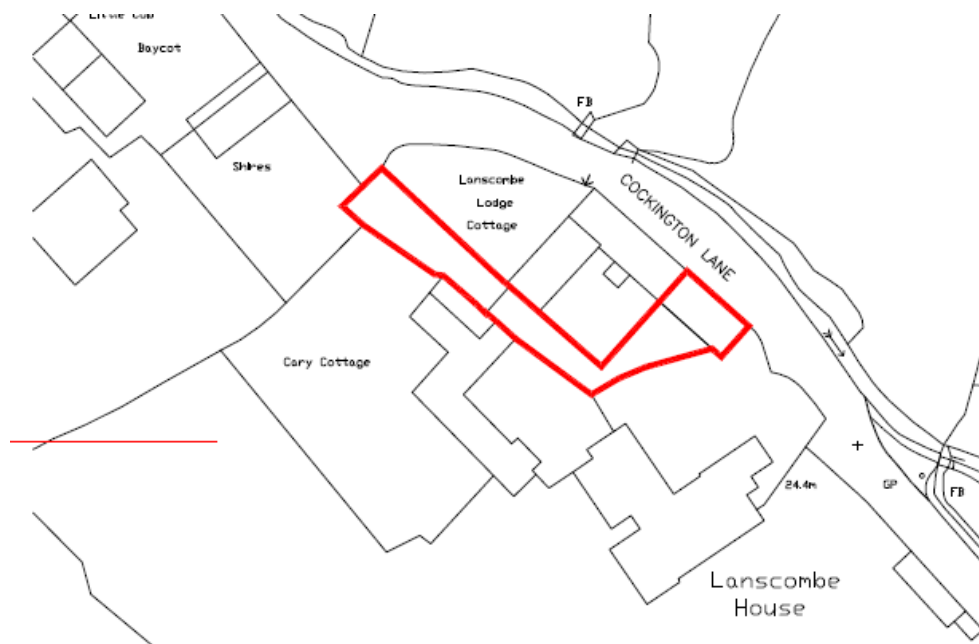


TORBAY COUNCIL

Application Site Address	Cary Cottage Barn Cockington Lane Torquay TQ2 6XA
Proposal	Conversion of existing barn into habitable accommodation (additional information received)
Application Number	P/2018/0380/PA
Applicant	Mr T McCue
Agent	Winfield Chartered Surveyors
Date Application Valid	25.05.2018
Decision Due date	
Extension of Time Date	
Recommendation	That Planning Permission is granted, subject to the conditions detailed below. The final drafting of conditions and addressing any further material considerations that may come to light to be delegated to the Assistant Director of Planning, Housing and Climate Emergency.
Reason for Referral to Planning Committee	The application has been referred to Planning Committee as the proposed development has received a number of objections and has been referred to the Planning Committee by the local ward Councillors.
Planning Case Officer	Ross Wise



Site Details

The site relates to a Grade II Listed barn adjacent to Cary Cottage, Cockington Lane, Torquay. The barn is within the Cockington Conservation Area. The plot sits within a High Risk Flood Zone (Level 3).

The site is located within the Westerland Valley to Occombe and Preston Countryside Area; the Cockington Conservation Area; the Cockington Country Park; as designated by the Development Plan.

Description of Development

The planning application proposal seeks planning permission for the conversion of the existing barn into a dwelling with the addition of conservation style roof lights, which will be flush to the existing roof plain and the addition of new windows.

Pre-Application Enquiry

N/A

Relevant Planning Policy Context

Development Plan

- The Adopted Torbay Local Plan 2012-2030 ("The Local Plan")
- The Adopted Torquay Neighbourhood Plan 2012-2030 (TNP)

Material Considerations

- National Planning Policy Framework (NPPF)
- Planning Policy Guidance (PPG)
- Published standing Advice
- Planning matters relevant to the case under consideration, including the following advice and representations, planning history, and other matters referred to in this report:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With regard to Conservation areas the Act requires that in the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

Relevant Planning History

P/1995/1469/LB. Internal Staircase And Replace Barn Door At First Floor Level With Window. Approved 10.04.1996

P/2013/0105/PA. Conversion of existing barn into habitable accommodation. Approved by committee 15.08.2013.

P/2013/0275/LB. Conversion of existing barn into habitable accommodation. Approved by committee 15.08.2013.

ZP/2012/0131 - Conversion of existing barn into habitable accommodation. Formation of detached double garage. Officer support was given to the principle of the conversion, however the addition of a detached garage was advised against.

P/2002/1157/LB - Alterations and installation of replacement windows, enlargement Of 2 Door Openings To Form Timber Garage Doors At Rear And Replacement Opening Infill To Front Elevation (As Revised By Plan Received 3 December 2002). Approved by committee 20.10.2002.

P/2018/0381/LB. Conversion of existing barn into habitable accommodation. Approved 05.02.2020.

Summary of Representations

2 Letters of support and 11 objections have been received. Of the 11 objections, concerns were raised regarding:

- Flood risk and drainage.
- Appropriate assessment of new local planning policies.
- Loss of an important heritage asset.
- Access.
- Parking.
- Discrepancies in submitted documents.
- Window design.
- Privacy.
- Oversupply of holiday homes in the area.
- Lack of need for the development.

Of the 2 letters of support, comments were made regarding:

- Removes an eyesore.

After re-advertisement the application has received additional letters of objection, these are included within the summary of representations above.

Summary of Consultation Responses

Torquay Neighbourhood Forum

Although the principle of conversion is accepted the proposed new windows and doors and their treatment including the detrimental impact on the privacy of neighbours and the limited need for the additional openings are considered unacceptable, given its Listing and location in a Conservation Area. In addition, the parking location and access is unworkable. It is considered that these elements of the proposal would result in unacceptable harm to the character or visual amenities of the locality. The proposal fails to accord with Policy DE1 of the Local Plan, Policy TH8 of the Torquay Neighbourhood Plan and the guidance contained in the NPPF.

Environment Agency: Updated *response received 17/11/2020.*

There are no objections provided the mitigation measures (No's 1 to 7 inclusive)

detailed within the submitted document Flood Risk Assessment (dated August 2019) and drawing no. 002 Rev E (dated September 2019) are implemented for the lifetime of the development.

Historic Environment Officer

This application is identical to that approved under P/2013/0275 and P/2013/0105. The only additional information that I can find associated with this scheme is details for joinery which I find acceptable. I therefore have no objections to this scheme and recommend it for approval.

Please condition:

- Roof to be re-slatted using the existing slates. Any damaged shall be replaced to match the same grade and colour.
- Metal rain water goods
- External lighting

Drainage Engineer

No objection providing the mitigation measures are implemented.

Key Issues/Material Considerations

1. Principle of development.
2. Visual Impact.
3. Impact on Heritage assets.
4. Impact on Highways.
5. Impact on Amenity.
6. Ecology.
7. Flooding and drainage.
8. Sustainability and Climate change

Planning Officer Assessment

1. Principle of development.

The proposal is for the conversion of the existing barn into a dwelling.

Policy H1 of the Local Plan states that proposals for new homes within Strategic Delivery Areas, and elsewhere within the built-up area, will be supported subject to consistency with other policies in the Local Plan. It is noted that the Council is currently falling significantly short of its 5-year housing land supply and that the proposal would make a contribution to this shortfall being addressed. Having regard to the lack of a five year housing land supply and guidance with the NPPF, Local Plan policies most important for determining the application are considered to be out-of-date.

The Council's most recent Housing Position Statement indicates a 3 year housing land supply, in which case policies within the Neighbourhood Plan retain full weight.

Although the site is located within the Westerland Valley to Occombe and Preston Countryside Area, the site is located within the established settlement boundary.

Policy C1 of the Local Plan permits infill development, refurbishment and conversions within the established settlements in order to meet the day to day needs of local communities, to promote the retention and development of local services and to help maintain their sustainability.

The site is also located within a Strategic Green Infrastructure Area. Policy SS9 of the Local Plan states that developments will be required to make contributions proportionate to their scale, for the protection, management and improvement of green infrastructure. It is not considered to be appropriate to seek contributions in this instance due to the minor scale of development.

It is noted that the site historically benefited from previous consents that have been granted for the same form of development. In this case, it is understood that a new application was required as pre-commencement conditions were not discharged before the expiration of the commencement date. Since the original permission gained consent, the Local Plan and TNP have been adopted. However, there have been no other relevant changes in circumstances or the situation on site.

The principle of the conversion of the barn is considered to be acceptable, subject to all other material planning considerations.. There are no Development Plan policies indicating that the proposal is not acceptable in principle.

Covenants are not a planning matter and therefore will not be considered as part of this application.

2. Visual Impact

The National Planning Policy Framework (NPPF) states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. In addition, it states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. Policy DE1 Design of the Local Plan states that proposals will be assessed against a range of criteria relating to their function, visual appeal, and quality of public space. Policy TH8 of the TNP states that development must be of good quality design, respect the local character and reflect the identity of its surroundings.

The proposed design would not introduce any additional structures on the site, converting only the existing building. The alterations would in the most part, be located within the south-western elevation, and be concealed within a courtyard. Roof-lights are proposed in a conservation style to match those that exist with the roof-scape and would be seen in both the north-east and south-west elevations. In both instances 3 are proposed to each elevation.

The proposal would utilise existing openings within the publicly viewable elevations of the building, installing glazing into the existing apertures. 2 additional openings are proposed to the south-west elevation within the courtyard to provide adequate outlook and access to natural light for the bedrooms on the first floor.

The proposed roof-lights are considered to be suitably scaled within the roof-scape and are of a suitable style that is considered to be in-keeping with those used in the locality.

Whilst an objector has disputed the impact of the new openings and the proposed window design, the Council's Historic Environment Officer at the time of the submission of the application raised no objection to the application and considered the proposed joinery to be acceptable. The conditions suggested by the former Historic Environment Officer, with regards to materials and lighting, will be secured through a series of planning conditions to ensure an acceptable form of development.

The proposal is considered to preserve the visual quality of the site through its sensitive design and use of materials. Subject to the conditions being met, the proposal is considered to be acceptable with regard to Policy DE1 of the Local Plan and TH8 of the TNP.

3. Impact on Heritage Assets

Policy SS10 states that proposals will be assessed, amongst other things, in terms of the impact on listed and historic buildings, and their settings, and in terms of the need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas. Policy HE1 states that development proposals should have special regard to the desirability of preserving any listed building and its setting, or any features of special architectural or historic interest which it possesses. Policy TH10 of the TNP support alterations to listed buildings where they safeguard and enhance their historic qualities and elements according to their significance. Policy TH11 of the TNP seeks to provide special protection for Torquay's rural village Conservation Areas (Maidencombe and Cockington), supporting sensitive conversions, extensions and alterations where proposals would protect or enhance the character and setting of the Conservation Area.

This building is designated as a Grade II Listed building and dates from between 1830 and 1870. It sits within the Cockington Conservation Area and is designated in the Cockington Conservation Area Appraisal as a key building of architectural importance which makes a significant contribution to the townscape. In addition, it is identified as having an unspoilt frontage.

The previously approved planning and listed building consent applications (P/2013/0105 and P/2013/0275) determined the proposal was acceptable and assessed the proposal against the policies of the previous Local Plan. The policies within the existing Adopted Local Plan (Torbay Local Plan 2012-2030) and the previous version have the same key aspirations with regards to heritage assets. As such, the principle of the conversion is considered to be acceptable in terms of its impacts on heritage assets.

In terms of fenestration, many of proposed windows would utilise existing openings within the building. The road elevation of this building is arguable the most important to the wider setting of the Cockington Conservation Area as this is publicly viewable. Accordingly the number of proposed roof lights on this elevation would be limited to

three. As this would not be sufficient to provide natural light to the rooms within the upper floors, two new openings to the courtyard side and a further three roof lights on the courtyard side of the building are proposed. These are considered to be a reasonable compromise to retain as far as possible the more prominent roadside façade of the building.

Therefore the works as a whole will provide a suitable balance between the desire to retain the building's character and setting, whilst providing the building with a viable long term future.

The proposal is considered to have an acceptable impact on heritage assets as the proposal would be an appropriate alteration. It is considered that there would not be any unacceptable harm to heritage assets.

As above, the conditions suggested by the former Historic Environment Officer will be secured through a series of planning conditions to ensure an acceptable form of development.

Subject to the conditions being met, the proposal is considered to preserve the historic character of the Grade II listed building. As such, the proposal is considered to be acceptable with regard to Policies SS10 and HE1 of the Local Plan, Policies TH10 and TH11 of the TNP and the guidance contained within the NPPF.

4. Impact on Highways.

Policies TA2 and TA3 of the Local Plan establish criteria for the assessment of development proposals in relation to access arrangements and vehicle parking.

Policy TH9 of the Torquay Neighbourhood Plan states that all new housing development must meet the guideline parking requirements contained within the Local Plan unless it can be shown that there is not likely to be an increase in on-street parking arising from the development or, the development is within the town centre and an easy walk of a public car park which will be available to residents for the foreseeable future. Policy THW5 of the Torquay Neighbourhood Plan supports new development proposals where they are located on or near to public transport routes wherever possible and appropriate.

The site is served by an existing access and parking courtyard that is proposed to provide space to serve the dwelling in terms of the required parking provision.

It is noted that comments were received regarding the exact ownership and rights of access the applicant has to the land that would be used to access the site. Comments were also made regarding covenants on the access land. The issue of covenants is not a material planning consideration and will not be discussed within this assessment. The applicant has however provided evidence that they have legal right of access to the property.

The submitted drawings show that two parking spaces have been sited, which achieves the required level of parking provision according to Appendix F of the Local

Plan. However, as commented on by objectors, the parking and vehicle movement arrangement on site looks particularly difficult and hard to achieve. One space looks to be achievable and the application will be assessed on this basis.

The area surrounding the site is subject to parking restrictions meaning the under-provision of parking spaces is unlikely to result in occupiers parking on the highway. The site is within a short distance of public car parks should their utilisation be necessary.

The proposal provides, and is located close to, sustainable forms of transport as the inclusion of secure cycle storage has been identified and the site is a short distance from a sustainable transport route and bus stop.

The proposal is considered to be acceptable with regard to Policies DE3 and TA2 of the Local Plan and Policy THW5 of the Torquay Neighbourhood Plan.

The proposal is considered to be contrary to Policy TA3 of the Local Plan and Policy TH9 of the TNP.

5. Impact on Amenity.

Policy DE3 of the Local Plan states that development proposals should be designed to ensure an acceptable level of amenity. Policy THW4 of the TNP provides outdoor space provision minimum standards for new dwellings.

The courtyard area that is located at the front of the property measures approximately 87sqm. The TNP requirement sets out a requirement of 20sqm for new houses excluding space for cars and parking. It also goes on to require not less than 10sqm that is suitable for growing plants or the equivalent allocated communal growing space within an easy walk.

A large proportion of the courtyard area appears as though it would be used for vehicle movement and parking. This does not accord with the Local or Neighbourhood Plan.

The site location is such that it is a short distance from Cockington Country Park, a locally available and publicly accessible expanse of amenity space. Whilst the site does not benefit from much useable amenity space within the site boundary, the proximity and availability of this local resource is considered to be relevant.

As per the previously approved permission, the change of use and works to convert the barn would be in-keeping with the character of the immediate area which has a mix of both holiday and residential accommodation. The proposed additional windows and doors are not considered to result in substantive additional over-looking due to the existing boundary treatment and the exact locations of the proposed windows, doors and roof-lights within the elevations and the roof-scape. The oblique angles of views to neighbouring properties are also considered to be a mitigating factor in this instance and reduce perceived levels of visual intrusion. In addition to this, in 1995 the former timber barn doors at first floor level within the gable feature located within the

South-west (courtyard) elevation were converted to windows. This has enabled views from an elevated position towards neighbouring properties.

Furthermore, given the scale and nature of the use of the barn for residential purposes, it is not considered that the conversion will create such additional levels of noise or disturbance as would generate concerns about harmful impacts on neighbouring living conditions.

As above, due to the building's location and orientation within the plot, the proposed alterations to the fenestration are considered to have acceptable impacts in terms of neighbouring amenity regarding outlook, privacy, and access to natural light.

An objector has stated that they consider that obscure glazing should be installed in the windows that would be located at first floor level within the proposed south-east elevation. The site benefited from an approved scheme that is largely identical to the current proposal and the position of buildings in the locality has not changed since the previous application was determined by the Planning Committee, the inclusion of obscure glazing is not considered to be reasonable or necessary.

The proposal is considered acceptable having regard to Policy DE3 of the Local Plan, Policy THW4 of the Torquay Neighbourhood Plan, and guidance contained within the NPPF.

6. Ecology

Policy NC1 of the Local Plan seeks to conserve and enhance Torbay's biodiversity and geodiversity, through the protection and improvement of the terrestrial and marine environments and fauna and flora, commensurate to their importance. Policy TE5 of the TNP requires development on unallocated sites that would have an impact on a protected species to provide an assessment of impacts upon any existing protected species or habitats and as necessary provide mitigating arrangements in order to protect and enhance those species and habitats.

A bat and breeding bird survey has been submitted as part of the application. The survey report was carried out by Nigel Wood Ecology Services with the site walkover being varied out by Nigel Wood CIEEM. The report summarises that there is very low possibility for bats to be found in this building and that there is very low possibility that birds could find a nesting site in this building. No further ecological surveys were deemed to be required. An advisory note is located at the end of the report. This will be included as an informative on the decision notice should planning permission be granted.

The proposal is considered to be acceptable with regards to Policy NC1 of the Local Plan and Policy TE5 of the TNP.

7. Flood Risk and Drainage

Policy ER1 of the Local Plan states that proposals should maintain or enhance the prevailing water flow regime on-site, including an allowance for climate change, and ensure the risk of flooding is not increased elsewhere.

The proposal would include raising the internal floor level to resolve issues regarding flood risk on site.

The proposal would not result in the creation of any additional impermeable surfaces. However, the site is located within flood zone 3 and is prone to flooding.

Since the re-advertisement of the application the Environment Agency have provided an updated response that re-establishes their position and have raised no objection subject to all of the mitigation measures contained within the updated flood risk assessment being implemented for the lifetime of the development. A planning condition will be used to secure the mitigation measures are installed and retained in perpetuity in accordance with the recommendations of the Environment Agency.

Subject to the condition being met, the proposal is considered to be acceptable with regards to Policies ER1 and ER2 of the Local Plan.

8. Sustainability and Climate Change

Policy SS3 of the Local Plan establishes the presumption in favour of sustainable development.

The proposal is considered to make sustainable use of land by re-using an existing structure to provide new dwelling units. This reduces the pressure to develop greenfield sites, and promotes urban regeneration. The development of brown-field sites is supported by Policy TS4 of the TNP providing there are no other significant adverse impacts with other TNP Policies. Additionally secure bicycle storage has been included within the proposal, as a method of promoting sustainable transport options.

Statement on Human Rights and Equalities Issues

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good

relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Local Finance Considerations

S106: Not applicable.

CIL: Not applicable.

EIA

Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Planning Balance

The proposal has been identified as being contrary to Policy TA3 of the Local Plan and Policy THW4 of the TNP, as a result of insufficient parking space provision.

Planning applications however have to be considered against the Development Plan considered as a whole and it is also relevant that the site has previously received consent for this form of development in the past. When balanced against the positive aspects of the proposal, in that it creates a dwelling and brings a heritage asset back into a viable use, it is considered that the shortfall in parking spaces to be provided is outweighed by the positive benefits of the development.

Conclusions and Reasons for Decision

The proposal is acceptable in principle; would not result in unacceptable harm to the character of the area, heritage assets, or local amenity; provides acceptable arrangements in relation to access flood risk, and ecological constraints. The proposed development is considered acceptable, having regard to the Torbay Local Plan, the Torquay Neighbourhood Plan, and all other material considerations.

Officer Recommendation

Delegate authority to the Assistant Director of Planning & Transport to grant Planning Permission on receipt of satisfactory revised plans, subject to the conditions detailed below. The final drafting of conditions and addressing any further material considerations that may come to light to be delegated to the Assistant Director of Planning and Transport.

Conditions

FRA

The development hereby approved shall be carried out in strict accordance with the site specific flood risk assessment submitted 15.08.2019 including all mitigation measures and be retained in full thereafter.

Reason: In the interests of adapting to climate change and managing flood risk, and in order to accord with saved Policy ER1 and ER2 of the Torbay Local Plan 2012-2030 and the guidance contained in the NPPF.

Flue

The colour of the flue projecting from the roof should be in a colour to match the roof material.

Reason: To ensure an acceptable form of development in the interests of the character and appearance of the Listed Building in accordance with Policy HE1 of the Torbay Local Plan and TH10 of the Torquay Neighbourhood Plan.

Rainwater goods.

Should any rainwater goods require replacement, any new items will be made from metal and to a design that matches the existing appearance.

Reason: To ensure that the architectural detailing of the development is completed to a satisfactory standard and in order to comply Policy HE1 of the Adopted Torbay Local Plan 2012-2030 and TH10 of the Torquay Neighbourhood Plan.

Window Openings

The existing appearance of the apertures shall be as retained with curved brick lintels, the new apertures shall match these in terms of appearance and reveals.

Reason: To ensure that the architectural detailing of the development is completed to a satisfactory standard and in order to comply Policy HE1 of the Adopted Torbay Local Plan 2012-2030 and TH10 of the Torquay Neighbourhood Plan.

Windows and doors

The colour of any external timber joinery including fascias, windows and doors shall match those that currently exist unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the architectural detailing of the development is completed to a satisfactory standard and in order to comply Policy HE1 of the Adopted Torbay Local Plan 2012-2030 and TH10 of the Torquay Neighbourhood Plan.

Roof

The roof shall be replaced at the same pitch and height as the existing and re-slatted using the existing slate. Any damaged slate shall be replaced by slate of the same grade and colour.

Reason: To ensure an acceptable form of development in the interests of the character and appearance of the Listed Building in accordance with Policy HE1 of the Adopted Torbay Local Plan 2012-2030 and TH10 of the Torquay Neighbourhood Plan.

Parking to be provided and retained

Prior to the first occupation of the dwelling hereby approved, space is to be made available for the parking and manoeuvring of a minimum of one vehicle. After such space is provided it shall be retained in full for the life of the development.

Reason: To ensure an acceptable level of parking provision is retained to serve the dwelling in accordance with Policy DE3 of the Adopted Torbay Local Plan 2012-2030.

Bin/Bicycle storage

Prior to the first use of the development, provision shall be made for the storage of refuse and cycles. Once provided, it shall be retained in perpetuity for the life of the development.

Reason: To ensure an acceptable form of development the Adopted Torbay Local Plan 2012-2030.

Landscaping

The courtyard area to the South-west of the dwelling hereby approved shall be retained as a loose gravelled surface unless otherwise submitted to approved in writing by the Local Planning Authority

Reason: to ensure the character and appearance of the setting of the heritage asset is preserved and in accordance with Policy HE1 of the Adopted Torbay Local Plan 2012-2030.

Ecology

Development shall take place in accordance with recommendations in Ecology Report reference P2018-0380-6.

Reason: In the interest of legally protected species and in accordance with Policy NC1 of the Adopted Torbay Local Plan 2012-2030.

Informatives

01. For the avoidance of doubt, any works to be undertaken within the public highway will require the separate consent of the Highway Authority.

02. Responsibilities of the applicant / developer:

All bats are protected by law. If bats are found, works must immediately cease and further advice be obtained from Natural England and / or a licensed bat consultant. Works must not resume until their advice has been followed. Nesting birds are also protected by law. During site clearance and construction works, suitable safeguards must be put in place to prevent threat of harm to legally protected species, including nesting birds and reptiles all of which are protected under the Wildlife & Countryside Act 1981 (as amended). Where works are to involve cutting or clearance of shrubs, hedges or other vegetation, which can form nesting sites for birds, such operations should be carried out at

a time other than in the bird breeding season (which lasts between 1 March - 15 September inclusive in any year). Schemes must be in place to avoid threat of killing or injuring reptiles, such as slow worms. Slow worms may shelter beneath vegetation as well as among any stored or discarded sheeting, building and other materials. Further details can be obtained from a suitably qualified and experienced ecological consultant, or please refer to published Natural England guidelines for protected species.

03. In accordance with the requirements of Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order, 2015, in determining this application, Torbay Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved. The Council has concluded that this application is acceptable for planning approval.

Relevant Policies

SS11 – Sustainable Communities.

DE1 – Design.

DE3 – Development Amenity.

TA2 – Development Access.

TA3 – Parking Requirements.

ER1 – Flood Risk.

ER2 – Water Management.

NC1 – Biodiversity and Geodiversity.

HE1 – Listed Buildings

SS10 – Conservation and the Historic Environment.

SS3 – Presumption in favour of Sustainable Development.

TH8 – Established Architecture.

TH9 – Parking Facilities.

THW4 – Outdoor Space Provision.

THW5 – Access to sustainable Transport.

TE5 – Protected species habitats and biodiversity.

TH10 – Protection of the Historic Built Environment.

TS1 – Sustainable Development.

TS4 – Support for Brownfield and Greenfield development.

TT2 – Change of use in Conservation Areas and Listed Buildings.