

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>24 May 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/11/0075
Planning Proposal:	Alterations to Shop Front and Erection of Rear Extension to Existing Retail Premises

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Lochay West (Biggar) Ltd
- Location : 60-62 High Street  
Biggar  
ML12 6BJ

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based on Conditions Attached).

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: The McLennan Partnership Ltd
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted 2009)**  
Policy COM1: Town Centre Land Use  
Policy ENV4: Protection of the Natural and Built Environment  
Policy ENV 25: Conservation Areas Policy  
Policy ENV 30: New Development Design  
Policy DM 1: Development Management

- ◆ Representation(s):
  - ▶ 37 Objection Letters
  - ▶ 5 Support Letters
  - ▶ 0 Comments Letters

- ◆ Consultation(s):

Environmental Services

West of Scotland Archaeology Service

SP Energy Network

Roads and Transportation Services (Clydesdale Area)

Biggar Community Council

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site comprises of retail premises at 60-62 High Street Biggar which is currently occupied by a hair and beauty salon. The single storey building, which lies within the Biggar Conservation Area, was constructed as two shop units for the local Co-operative and is notable in the Biggar streetscape for its original, unaltered shop fronts. To the rear, there is a timber flat roofed extension.
- 1.2 The application site adjoins a listed building to the west, and has a 3 metre wide lane running along the eastern boundary that provides access to the rear of the premises. This may have historically been the service area for the Co-operative, but currently it is used to provide rear access to ground belonging to the adjoining dwelling at 64 High Street and to a detached garage which is in separate ownership. There is also an electricity sub-station to the rear of the premises which also takes access from the lane.

### **2 Proposal(s)**

- 2.1 Detailed planning permission is sought for removal of the existing timber extension measuring 25 sq.m. and the erection of extensions amounting to 110 sq.m. Each of the extensions will have slated pitched roofs and wet dash render on the walls, all to tie in with the original building. The larger extension will be a storage area for the store. Bin stores and a plant enclosure are also proposed as well as air conditioning units on the wall of the extension.
- 2.2 The applicant is retaining the existing shop front in its entirety, including the two door recesses although only one will be functional. The signage fascia and associated design details such as console brackets will also remain, and repairs to windows doors and stall risers will be carried out in materials and with proportions which respect the historic character of the building.
- 2.3 It is intended that the refurbished unit will be occupied by a general convenience store. The existing hair and beauty salon and the proposed store both fall within class 1 of the Use Classes Order and therefore planning permission is not required for this change of use of the premises.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 The South Lanarkshire Local Plan identifies the site as lying within Biggar Town Centre where Policy COM1: Town Centre Land Use applies. The site is also within Biggar Conservation Area where Policies ENV4: Protection of the Natural and Built Environment and ENV 25: Conservation Areas apply. Policy ENV25 in particular requires development proposals to preserve or enhance the character of the conservation area through the uses of materials, design and scale which are appropriate to that area. Sufficient information should be submitted with each application to allow an assessment of a development's impact on the character of the conservation area.
- 3.1.2 Detailed design guidance is set out in Policies ENV 30: New Development Design and DM 1: Development Management.

#### **3.2 Relevant Government Advice/Policy**

3.2.1 None relevant.

### **3.3 Planning Background**

3.3.1 None.

## **4 Consultation(s)**

4.1 **Environmental Services** – have no objection to the proposal subject to conditions relating to ventilation equipment which may be utilised and an assessment of noise from the air conditioning units.

**Response:** Noted. Suitable conditions will be attached to any consent granted.

4.2 **Roads and Transportation Services (Clydesdale Area Manager)** – note that the proposal involves the re-use of an existing retail premises. There is limited scope for parking at the rear of the premises due to the difficulties of turning within that area and the need to maintain the right of access to the adjoining property and garage. In addition, the access lane to this area is not suitable for service vehicles. The applicant instead proposes to service the property directly from High Street as there is an existing bay on the street in front of the unit. There are however no Orders restricting parking or deliveries in this bay. Overall, they have no objections to the proposal.

**Response:** It should be noted that as the use of the unit as a convenience store is not under consideration, the ability of the applicants to provide off-street parking and servicing is not a material consideration. It is clear that there is limited scope to park vehicles or service the property from the rear of the site. Nevertheless, customers will be able to use public car parks within the town centre, while there is a loading bay to the front of the unit. The applicants have provided details of the form that deliveries will take. This will involve only four visits a day early in the morning and will be managed so that two deliveries should not occur simultaneously.

4.3 **West of Scotland Archaeology Service** – have no objection subject to the inclusion of a condition relating to archaeology recording during any ground disturbance works due to the historic importance of the area.

**Response:** An appropriate condition will be attached to any consent issued.

4.4 **SP Energy Networks** – advise that although SP Distributions have underground cables in the area, they are in discussions with the applicant to divert cables in the area. There are no objections to the proposal.

**Response:** Noted.

4.5 **Biggar Community Council** – have no objection to the planning application.

**Response:** Noted.

## **5 Representation(s)**

5.1 Following statutory neighbour notification and advertisement of the proposal as development affecting the setting of a Conservation Area, 37 letters of objection were received. In addition, 5 letters of support (including one with 10 signatures) have been received. The points raised in these representations are summarised as follows:

a) **There is no parking at this location for a supermarket and no separate unloading area. Concerns are therefore raised about road safety issues with HGV's double parking opposite the road junction of Kirkstyle on a**

**busy trunk road through the town. The development will also lead to an increase in traffic.**

**Response:** The applicant is seeking consent only for the proposed extension and alterations to the existing shop unit. The use of the premises as a foodstore does not require consent and therefore the issue of deliveries is not a material consideration. Notwithstanding this point the details of the delivery regime provided by the applicants indicate that this will result in a negligible increase in traffic. Deliveries are intended to take place early in the morning at a time when traffic levels on the High Street are light. Roads and Transportation Services are satisfied that this planning application will not adversely affect road safety in the area. It is noted that an existing loading bay directly in front of the premises may be utilised for servicing.

- b) There is not enough parking in the area for existing traders and residents and this development will exacerbate this. The nearest parking bays already serve residents in the vicinity but also the municipal hall, where various social events take place during the day and evening.**

**Response:** The applicant is seeking consent only for the proposed extension and alterations to the existing shop unit. The use of the premises as a foodstore does not require consent and therefore the issue of parking is not a material consideration. Roads and Transportation Services have not raised any objections to the proposal. In any event there is ample public parking in the town centre.

- c) Pedestrian safety will be compromised if deliveries enter the building by front door.**

**Response:** Roads and Transportation Services have not raised any objections to the proposal and as intimated above, consent is not required for the use of the property as a foodstore.

- d) Delivery lorries will spoil the lovely buildings of Biggar with noise and fumes. The application submission states, wrongly, that most shops have deliveries made to the front of the businesses. In fact most High Street businesses have deliveries made to the rear of their premises, and none of those businesses which do use their High Street frontages are anywhere near the size of the application premises. It is expected that delivery vehicles to this site will be considerably larger and more frequent than the current High Street profile of small independent shops.**

**Response:** The applicant has advised that for stores of this size deliveries are by a range of smaller vehicles which are appropriate to the local nature of this store. The number of deliveries is limited to only four per day and is likely to be at times when unloading can be carried out without any adverse impact on the public highway. However as outlined earlier the issue of service provision is not a material consideration in this case as the use of the property as a convenience store does not require consent.

- e) Biggar already has 10 outlets for off-sales already with a range of attendant social issues, so no further drinks licence should be approved.**

**Response:** This is not a material planning consideration.

- f) The operation of this shop by a national convenience store would be detrimental to the attraction of Biggar's High Street as a destination for visitors, as it has a good variety of independent shops. The proposal will put these businesses out of business by materially impacting on the High Street, their employees and shoppers. There are sufficient food outlets**

already in the town so there is no need for a further one. There is no need to extend the premises given the fact that there are empty shops on the High Street.

**Response:** The application is for the extension of and alterations to an existing Class 1 unit. Its proposed new use does not require planning permission and therefore there is no control over which operator, or size of business, can operate from the premises. The presence of vacant premises elsewhere is not relevant in the consideration of this application.

- g) **We note the planning application refers to an extension of 1140 sq ft for a back up storage area. The size of the storage area appears excessive in relation to the size of the sales floor. We would be concerned if the retailer at a later date plans to convert the storage area into additional retail space. If the application is successful a Section 75 clause should be added to ensure the sales floor cannot be increased without a further planning application.**

**Response:** It is not appropriate to control the future use of the proposed extension of an existing Class 1 premises.

- h) **Litter is already a problem in the area, and the amount of waste produced by this shop could result in many or large waste bins being placed on the pavement resulting in hazards for pedestrians. The plans give no indication of how or where these bins will be stored.**

**Response:** The submitted plans show a bin enclosure being formed at the rear of the premises. These bins will be taken to the High Street for collection once a week.

- i) **The development is likely to affect the homes around it by the extended opening hours which are likely to be offered.**

**Response:** The application is not for a change of use of the existing Class 1 retail use, and as such operating hours cannot be controlled. It is noted that the application site lies within Biggar town centre where historically a mix of land-uses have coexisted and where local plan policy encourages a range of uses, including retail..

- j) **Since Biggar High Street is a conservation area plans must be available for members of the public to peruse. There is concern that no local consultation has occurred and the application is being pushed through. Whilst the Community Council has not objected to the application, they are meant to represent local views. Consultation is a two way process and yet there is little in the way of information about this application. It is also important to have sight of what the new owners propose to do by the way of signage.**

**Response:** All plans and supporting information pertaining to this application have been available for inspection at the Council offices and on its Planning Portal. Advice on where to view the plans was contained in the site notice, the neighbour notification letters and in the two adverts in the local press. Signage proposals will be submitted by the applicant under a separate application if advertisement consent is required. Statutory pre-application consultation was not required in this case as the proposal is not within the definition of a major development.

- k) **The proposed extension would inhibit the manoeuvring of commercial vehicles associated with the garage which lies to the rear, and it is illegal and dangerous to reverse out onto the road. The title deeds for the ground**

to the rear of the premises may not have been worded to correctly reflect the intentions of the parties when the title was first granted. It is hard to see how a vehicle, even a small car could follow the route shown on the land certificate without encroaching on adjoining land. As a result, over the years all parties using the garage have been using the remainder of the site, which is presently unbuilt upon, as a turning area.

**Response:** The extension has been designed to maintain the rights of access which currently exist, the extent of which is shown on the submitted plans. The issue of how access is taken and how manoeuvring is undertaken is a private legal matter for the parties concerned. However evidence provided by the applicants shows that the adjoining landowner does not have a right to turn within the site.

- l) **The application was submitted on behalf of a company which was not incorporated until 8 days after the Council received the application. It is odd that the national convenience chain is keeping their identity secret. If they really believe their development would benefit the people of Biggar they should be happy to make themselves known.**

**Response:** The Council's Legal Services have advised that it is not relevant to the processing of the application for that applicant company to be legally registered, as the application form has been correctly completed and signed by the applicant's agent. In any event the consent would run with the application site irrespective of the identity of the applicant. It should be noted that the applicants intend to lease the premises to a convenience operator if planning consent is granted.

- m) **It is noted that SP Energy networks whilst having no objections may have to divert underground cables. This significant undertaking will have a further detrimental impact on access to the garage at the rear.**

**Response:** This is a private legal matter for those parties who have an interest or access over, the ground.

- n) **The title deeds for the property state that the property cannot be used for the selling of groceries.**

**Response:** This is not a material planning consideration. However the applicant has provided evidence to show that this burden has been lifted from the title.

- o) **The letters of support state that there is currently not enough choice for food shopping in Biggar which results in many residents travelling elsewhere. This proposal will increase choice and result in residents to stay in the town to do their food shopping.**

**Response:** Noted.

- 5.2 These letters have been copied and made available in the usual manner and on the Planning Portal.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning permission for the erection of extensions to the rear, and minor alterations to the shop front, of premises at 60-62 High Street, Biggar. The property is currently used by a hair and beauty salon which is a Class 1 use as defined by the Town and Country Planning (Use Classes)(Scotland) Order 1997. The applicant proposes to use the premises as a convenience store, with the rear extensions providing additional storage space. The change of use does not require consent under planning legislation as the new use also falls under Class 1 of

the Use Classes Order. The assessment of this application therefore relates purely to the construction of the extensions and the minor works to the frontage. The main issue in determining the application is therefore whether the proposals have an adverse impact on the character of Biggar Conservation Area.

- 6.2 In land use terms, the site is identified in the adopted South Lanarkshire Local Plan as lying within Biggar Town Centre where Policy COM1 states that a range of uses including retail will be appropriate. Of more significance is the location of the property in Biggar Conservation Area where Policies ENV4 and ENV 25 are relevant. Policy ENV4 states the Council will assess proposals in terms of their effect on the character and amenity of the natural and built environment. In the case of areas of national importance, which include conservation areas, the policy requires that the overall integrity of the area should not be compromised by the proposal. Policy ENV25 states that development proposals are required to preserve or enhance the character of the conservation area through the uses of materials, design and scale which are appropriate to that area. In terms of detailed design guidance, Policies ENV 30 and DM 1 seek to ensure that proposals are appropriate to the locality in which they are situated. Policy ENV 30 specifically requires development, including extensions, to reflect the scale, proportion and massing of other buildings, and that they are finished in materials to match.
- 6.3 As noted above, it is proposed to replace the existing timber extension to the rear of the shop with extensions which will be finished in wet dash render. The pitched, slated roofs would tie into the existing roof with valley gutters. The extensions are not visually prominent from the High Street and are sympathetic to the building. I also consider that the extensions are of an appropriate scale and massing for this part of the conservation area. The siting of plant and air conditioning units on the extensions means they will be screened from the High Street and therefore will not affect the character of the conservation area. I am also satisfied that the extensions will not adversely affect the setting of the adjoining listed building.
- 6.4 For the principal elevation onto High Street, the applicant is content to retain the existing shop front as it is recognised that it contributes positively to the streetscape and the wider conservation area. Alterations to the shop front are minor, as they relate to the repair of the historic fabric and the provision of an access to comply with current standards. I consider that the proposal complies with all of the detailed policies referred to above as it is of a form and design which is appropriate for the conservation area while the sensitive alteration of the building is welcomed.
- 6.5 A range of objections have been received which raise concerns about the impact of the proposed foodstore on the town centre and the lack of dedicated parking and unloading facilities to serve the use. This planning application is only required for the rear extensions and alterations to the shop front, and not for the buildings use, and therefore these matters cannot be considered as part of the assessment of the proposal. However in terms of road safety Roads and Transportation Services consider the proposal will not adversely affect the safety of road users or of pedestrians. Parking and a loading bay are found outside the premises while public car parking is available elsewhere in the town centre.
- 6.5 In summary, the proposal to extend the building and alter the shop front is acceptable in policy terms and will not affect the character of the conservation area and I therefore recommend that planning consent be granted.



## **7 Reasons for Decision**

- 7.1 The proposal complies with policies ENV4, ENV25, ENV30 and DM1 of the adopted South Lanarkshire Local Plan and will not have an adverse impact on the character of Biggar Conservation Area.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**5 May 2011**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - SP Energy Network 23/03/2011
  - Environmental Services 11/03/2011
  - Biggar Community Council 16/03/2011
  - Roads and Transportation Services (Clydesdale Area) 26/04/2011
  - West of Scotland Archaeology Service 25/03/2011
  
- ▶ Representations
  - Representation from : Owner/Occupier, 3 Mossie Drive, Biggar, ML12 6GD, DATED 22/03/2011
  - Representation from : McNivens, Flat 1, 25 Mid Steil, Edinburgh, EH10 5XB, DATED 24/03/2011
  - Representation from : Mr William Allen, 18 Moss Side Road, Biggar, ML12 6GF, DATED 14/03/2011
  - Representation from : Miss Jennifer Lees, 2 Mercat Loan, Biggar, ML10 6DG, DATED 30/03/2011
  - Representation from : Ian Gibson, 141 High Street, Biggar, ML12 6DL, DATED 30/03/2011
  - Representation from : Mrs Margaret Bowen, 7 Cardon Drive, Biggar, ML12 6EZ, DATED 17/03/2011
  - Representation from : Mr Edward Bowen, 7 Cardon Drive, Biggar, ML12 6EZ, DATED 17/03/2011
  - Representation from : Mr & Mrs Morgan c/o Brownlie of Biggar Ltd, 107 High

Street, Biggar, ML12 6DL, DATED 16/03/2011

- Representation from : Mrs Pam Jamieson, Spittal Bungalow, Bankhead Road, Carnwath, ML11 8LY, DATED 28/03/2011
- Representation from : Angela Jamieson, Spittal Bungalow, Bankhead Road, Carnwath, ML11 8LY, DATED 27/03/2011
- Representation from : James & Helen Barrington, 12 Southcroft Road, Biggar, ML12 6AJ, DATED 29/03/2011
- Representation from : McNivens, Business Property & Commercial Consultants, Flat 1, 25 Mid Steil, Edinburgh, EH10 5XB, DATED 29/03/2011
- Representation from : Andrew & Isabel Cooper, The Sheiling, 13 Leaffield Road, Biggar, ML12 6AY, DATED 29/03/2011
- Representation from : The Orchard (Biggar) Limited, 93 High Street, Biggar, ML12 6DL, DATED 29/03/2011
- Representation from : Michael Nisbet Architect, 85 Main Street, Symington, Biggar, ML12 6LL, DATED 21/03/2011
- Representation from : Scott Glendinning, Acorn Contracts, 30 High Street, Biggar, ML12 6BN, DATED 21/03/2011
- Representation from : Mr William Archibald, 62B High Street, Biggar, ML12 6BJ, DATED 21/03/2011
- Representation from : John Marshall, The Beeches, Blendewing, By Biggar, ML12 6JG, DATED 01/04/2011
- Representation from : Mr Miles Hutchison, Swinburn House, Skirling, ML12 6HB, DATED 01/04/2011
- Representation from : Mr John Drummond, 222-224 Queensferry Road, Edinburgh, EH4 2BN, DATED 31/03/2011
- Representation from : Mr George Scott, 2 Albion Court, Biggar, ML12 6EA, DATED 31/03/2011
- Representation from : Anthony Bowers, 6 Mid Road, Biggar, ML12 6AW, DATED 31/03/2011
- Representation from : Miss Elizabeth M Colley, North Lodge, Quothquan, Biggar, ML12 6NA, DATED 18/03/2011
- Representation from : Dr Joseph Molloy, 5 Edinburgh Road, Biggar, ML12 6AX, DATED 21/03/2011
- Representation from : Jane G Brown, The Whins, 10 Leaffield Road, Biggar, ML12 6AY, DATED 30/03/2011
- Representation from : Mr Hamish Neilson, Secretary, Biggar & District Civic

Society, Rose Cottage, Whitecastle, Biggar, ML12 6LZ,  
DATED 30/03/2011

- Representation from : The Owner/Occupier, 8 MacDairmid Court, Biggar, ML12 6SP, DATED 30/03/2011
- Representation from : Miss Heather McCamon, 58 North Croft Road, Biggar, ML12 6EL, DATED 30/03/2011
- Representation from : Mr James Ritchie, Biggar Community Council, 36 High Street, Biggar, ML12 6BJ, DATED 16/03/2011
- Representation from : Chris McCosh, Atkinson-Pryce Books, 27 High Street, Biggar, ML12 6DA, DATED 16/03/2011
- Representation from : Freya-Bethany Leggate, Coulter, Biggar, DATED 16/03/2011
- Representation from : Mr & Mrs Morgan, 10 Stanehead Park, Biggar, ML12 6PU, DATED 16/03/2011
- Representation from : Mr & Mrs Morgan, The Grove, 1 South Back Road, Biggar, ML12 6AL, DATED 16/03/2011
- Representation from : Mr Edward Brown, 7 Gordon Drive, Biggar, ML12 6EZ, DATED 16/03/2011
- Representation from : Mrs Margaret Brown, 7 Gordon Drive, Biggar, ML12 6EZ, DATED 16/03/2011
- Representation from : Mr David Sinclair, 2 Weir Court, Biggar, ML12 6BH, DATED 16/03/2011
- Representation from : Mr Fraser Jamieson, Ian Hamilton Newsagents, 78 High Street, Biggar, ML12 6BJ, DATED 16/03/2011
- Representation from : Chris McCosh, Atkinson-Pryce Books, 27 high Street, Biggar, ML12 6DA, DATED 25/03/2011
- Representation from : Mr & Mrs B Morgan, Brownlie of Biggar Ltd, 107 High Street, Biggar, ML12 6DL, DATED 31/03/2011
- Representation from : Alison Somerville, 1 John Street, Biggar, ML12 6AE, DATED 04/05/2011
- Representation from : Elizabeth Jamieson, 37 Knocklea, Biggar, ML12 6EF, DATED 04/05/2011
- Representation from : Janette Kane, 10 Burnside Terrace, Biggar, DATED 04/05/2011

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Ailsa Graham, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT  
Ext 3190 (Tel :01555 673190)  
E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 This decision relates to drawing numbers: 2010-28/L/100, 2010-28/B/100 A, 2010-28/B/101A, 2010-28/E/001A, 2010-28/E/002A, 2010-28/P/200E, 2010-28/P/202 and 2010-28/P/201E
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the existing fascia, console brackets and other decorative features shall be retained and made good where necessary.
- 4 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.
- 7 Development shall not commence until an assessment of any ventilation and air conditioning equipment likely to cause noise nuisance to adjoining residents, has been submitted to the Council as Planning Authority. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Council as Planning Authority. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.  
Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.
- 8 Before the extensions hereby approved are brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority.  
All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.  
The ventilation system shall:
  - a) Incorporate systems to reduce the emission of odours and pollutants and shall

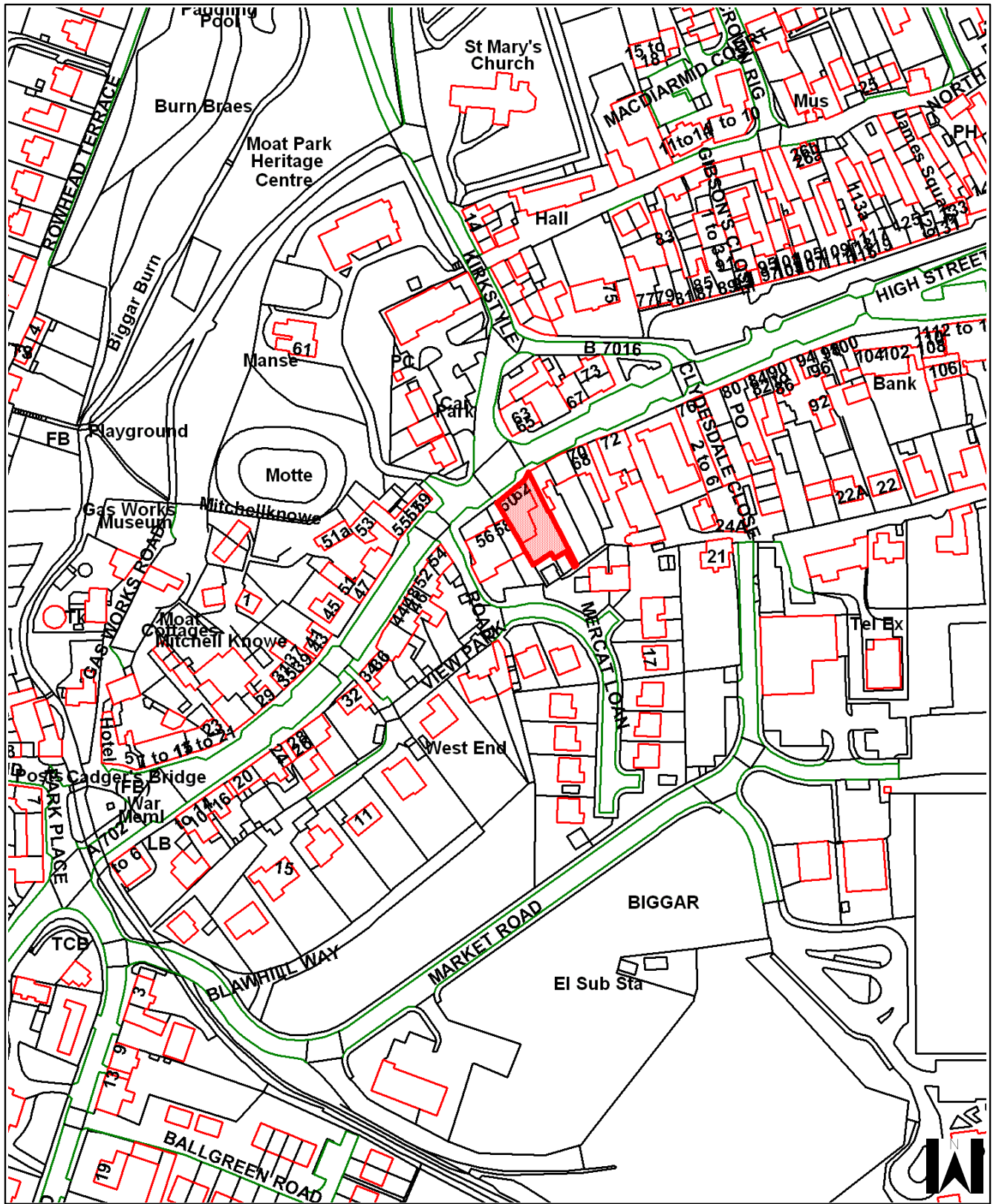
thereafter be maintained as necessary.

b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.

c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.

## **REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In order to safeguard any archaeological items of interest or finds.
- 7 To minimise noise disturbance to adjacent occupants.
- 8 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.



For information only

For information only