



# Planning Committee

Wed 13 Jun  
2018  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

**If you have any queries on this Agenda please contact**

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**REDDITCH BOROUGH COUNCIL**  
**PLANNING COMMITTEE**



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## **GUIDANCE ON PUBLIC SPEAKING**

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The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Public Speaking - in the following order:-
  - a) Objectors to speak on the application;
  - b) Supporters to speak on the application;
  - c) Ward Councillors
  - d) Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
  - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
  - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.
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## Notes:

- 1) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)
- 2) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 3) Members of the public may record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. An area next to the Press table has been set aside for any members of the public who wish to film or record. The Council asks that any recording of the meeting is done from this area to avoid disruption. Recording or filming of meetings is not authorised when the Committee is considering exempt/confidential information. For agenda items that are exempt, the public will be asked to leave the Chamber
- 4) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 5) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 6) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn.2884 or email on: [sarah.sellers@bromsgroveandredditch.gov.uk](mailto:sarah.sellers@bromsgroveandredditch.gov.uk) before 12 noon on the day of the meeting.

## Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair's place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.



# Planning

COMMITTEE

Wednesday, 13th June, 2018

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:	Michael Chalk (Chair)	Bill Hartnett
	Gemma Monaco (Vice-Chair)	Gareth Prosser
	Salman Akbar	Jennifer Wheeler
	Roger Bennett	Wanda King
	Andrew Fry	

### 1. Apologies

### 2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

### 3. Confirmation of Minutes (Pages 1 - 4)

### 4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

### 5. Application 17/01128/FUL 63 Well Close Crabbs Cross Redditch B97 5LU - Mr and Mrs Ferhat and Bernice Cetin (Pages 5 - 8)

Report attached – for site plan see Site Plans agenda

### 6. Application 18/00586/FUL and 18/00587/LBC - 4 Alders Court Green Lane Callow Hill Redditch B97 5GY - Mr and Mrs Hartles (Pages 9 - 14)

Report attached – for site plan see Site Plans Agenda

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Wednesday, 23 May 2018

### MINUTES

#### Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Salman Akbar, Joe Baker, Joanne Beecham, Andrew Fry, Bill Hartnett, Gareth Prosser and Jennifer Wheeler

#### Officers:

Amar Hussain, Helena Plant, Steve Edden, Claire Gilbert and Simon Jones

#### Democratic Services Officer:

Sarah Sellers

#### 74. APOLOGIES

Apologies for absence were received from Councillor Roger Bennett and Councillor Wanda King. Councillor Beecham attended as substitute for Councillor Bennett, and Councillor Baker attended as substitute for Councillor King.

#### 75. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 76. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of the Planning Committee on 14<sup>th</sup> March 2018 be confirmed as a correct record and signed by the Chair.

#### 77. UPDATE REPORTS

The published Update Report for the applications to be considered was noted.

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Chair

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**78. APPLICATION 2018/00275/FUL - 18 - 21 PADGETS LANE  
SOUTH MOONS MOAT REDDITCH B98 0RB - MR PAUL JONES**

Extensions and alterations to existing units (part retrospective) to include: recladding, insertion of new windows and doors, creation of new entrances to units 18 and 19, demolition of existing mezzanine floors and construction of new mezzanine floors to create new office accommodation.

**RESOLVED THAT**

**having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions detailed on pages 8 to 10 of the main agenda.**

**79. APPLICATION 2018/00339/FUL LAND NORTH OF NASH ROAD  
OLD FORGE DRIVE GREENLANDS REDDITCH - MR A PLANT**

**Erection of 5 buildings for B1/B2/B8 use of up to 30,745sqm including ancillary office space, together with associated parking, service yards, landscaping, foul and storm water drainage, and new site access from Old Forge Drive.**

It was noted that the Update Report included an amended version of condition 11 (Drainage Management) which officers were recommending should be included in place of the original wording set out on page 27 of the main agenda.

Members were reminded that planning permission had previously been granted under a hybrid application to allow the construction of 4 units and associated service roads. The current application set out amended plans for the site to be re-configured from 4 units to 5 with an amended internal road lay-out and a new access point off Old Forge Drive.

Officers advised that the site had been cleared and remediated under the supervision of the Environment Agency and Worcestershire Regulatory Services. In light of the history of the site the proposed scheme included the installation of a drainage system specifically designed to deal with the treatment of surface water.

Mr Andy Plant of the Saint Francis Group, the Applicant, addressed the Committee under the Council's public speaking rules.

In the course of the debate officer answered questions from members on a number of issues including:-



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- That a plan for external lighting had been submitted and approved by WRS;
- That each unit would have separate identified parking areas;
- That the landscaping scheme would address the loss of trees across the whole site and around the new access point, and require re-planting of trees;
- That construction traffic to the site would be regulated through condition 5 under which access to the site for construction traffic would only be permitted from Nash Lane and Old Forge Drive;
- That a noise assessment had been submitted as part of the application which WRS had considered and found to be satisfactory;
- That although not expressly set out in condition 5, the Construction Management Statement included provision for the operating hours of construction to be limited to 8am to 6pm Monday to Friday and Saturday mornings.

### **RESOLVED that**

**having regard to the development plan and to all other material considerations, full planning permission be GRANTED**

**subject to:**

**the conditions set out on pages 23 to 29 of the main agenda but with the following amendments:-**

- 1. That the condition for drainage management (Condition 11) be amended in accordance with the wording in the Update Report as set out below**

### **DRAINAGE MANAGEMENT**

11. Before any unit is first brought into use, a SuDS management plan which includes details on future management and responsibilities, along with maintenance schedules for all SuDS features and associated drainage systems should be submitted to and approved by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime.

Reason: In order to ensure drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area in accordance with Policy 18 of the Borough of Redditch Local Plan No.4.

- 2. That authority be delegated to officers, following consultation with the Chair of Planning,**

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- (i) to amend the final wording of Condition 5 to include reference in the condition to the specific hours of construction of the site; and
- (ii) to verify the external lighting specification is such that light spillage is minimised, mindful of the proximity of the site to residential properties.

**80. APPLICATION 2018/00499/FUL BODYCARE UNIT 19 KINGFISHER SHOPPING CENTRE KINGFISHER WALK CENTRAL REDDITCH B97 4EY - SPLENDID HOSPITALITY GROUP/ THE KINGFISHER CENTRE**

Change of use from A1 (Retail) to A3 & A5 (Restaurant and takeaway)

Installation of new extract and ventilation systems and condensers

Mr Ken Williams from the Kingfisher Shopping Centre (Applicant) addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions set out on pages 34 to 35 of the main agenda.**

**81. APPEAL OUTCOMES**

Members of the Committee considered the report on Appeal Outcomes, and it was RESOLVED that the contents of the report be noted.

In closing the meeting the Chair expressed his thanks to Councillor Andy Fry for his hard work during his tenure as Chairman of the Planning Committee.

The Meeting commenced at 7.00 pm  
and closed at 8.15 pm

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**Planning Application 17/01128/FUL****Construction of single storey extension to side and front and conversion to three apartments****63 Well Close, Crabbs Cross, Redditch, Worcestershire, B97 5LU****Applicant: Mr & Mrs Ferhat & Bernice Cetin  
Ward: Astwood Bank And Feckenham Ward****(see additional papers for site plan)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Ext 3207 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

**Site Description**

Well Close is located within Crabbs Cross which lies to the south west of Redditch. It was developed in the early seventies as part of the New Town development. There is a mixture of properties, consisting of detached, semi-detached, terraced and flats within the Close. 63 Well Close is at the end of a row of four terraced dwellings and the land slopes downwards from north to south. The front of the dwelling faces a footpath and the rear elevation faces the road.

**Proposal Description**

The proposal seeks full planning permission for a single storey wrap-around extension to the side and rear of the dwelling to create three flats, two of which would be on the ground floor and one on the first floor. It would have lean-to tiled roof, with two velux roof lights - one in the roof of the side elevation and the other in the roof of the rear elevation. There would be three windows and a door in the side elevation. One of the windows which would serve a bathroom would be obscure glazed and the door would be the entrance to one of the ground floor flats.

The rear elevation would have a door and two windows and again the door would serve the other flat on the ground floor. The third flat, on the first floor would be accessed via the existing front door.

**Relevant Policies:****Borough of Redditch Local Plan No. 4****Sustainable Development Principles Policy 1  
High Quality Design Policy 40****Others**

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National Planning Policy Framework  
SPG Encouraging Good Design

**Relevant Planning History**

None

**Consultations****Severn Rivers Trust**

The proposal has minimal impact on the public sewerage system. No objections to the proposals and a drainage condition need not be applied.

**Highways Redditch**

The justification for this decision is provided below.

The site is located within a residential area, no allocated off road car parking is provided to the existing dwelling - the existing site has the benefit of communal car parking. No parking restrictions exist on the roads in the immediate vicinity. The site is located in a sustainable location with bus stops located within a 5 min walking distance with other facilities also being available within a short walking distance.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted and consultation responses from third parties the Highway Authority concludes that there would not be a severe impact and therefore there are no justifiable grounds on which an objection could be maintained. The Highway Authority therefore submits a response of no objection.

**Drainage Engineers**

No reason to withhold the application on flood risk grounds.

**Public Consultation Response**

Five letters of objection received raising the following:

- Lack of car parking
- Over populated with flats
- Drainage issues - blockage
- Loss of Privacy

**Assessment of Proposal**

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The proposal site is within the residential area as defined in Policy 2 of the Borough of Redditch Local Plan No. 4 (BoRLP4) and therefore has been considered having regard to the presumption in favour of sustainable development as outlined in Policy 1 of the BoRLP4 and paragraph 14 of the National Planning policy Framework (NPPF).

As a result of the neighbour consultation, five letters of objection have been received which relate predominantly to car parking issues, however, whilst there are no dedicated car parking spaces for the dwellings in the estate, there are large communal car parking areas which are open to all the residents. The Highways Officer has been consulted and he has raised no objection to the scheme.

Issues regarding the sewage have also been raised. As a result of this, Severn Trent was consulted and they have raised no objections to the scheme.

The proposal does not raise any issues with regard to neighbouring properties amenity taking into consideration the Councils SPG Encouraging Good Design.

For the reasons stated above the proposal is considered to be in accordance with the Development Plan and guidance and therefore, your officer would recommend the application be approved.

### **RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be granted subject to the following conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission. Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

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3. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing Number: 3206-001 - Rev A - 1.12.2017 - Existing and Proposed Plans and Elevations

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

4. Prior to the commencement of development, details of cycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The details agreed shall be implemented on site prior to the occupation and use of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.

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**Planning Application 18/00586/FUL and Listed Building Consent 18/00587/LBC**

**Extension to the south end of the Coach House to provide additional living area, together with adaptation and alteration works internally and repair of the historic fabric.**

**4 Alders Court (The Coach House), Green Lane, Callow Hill, Redditch, B97 5GY**

**Applicant: Mr & Mrs Hartles**  
**Ward: Astwood Bank And Feckenham Ward**

**(see additional papers for site plan)**

**This is a joint report covering the planning application and listed building consent applications noted above and the material considerations arising from both applications.**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

4 Alders Court stands to the east of and would have formed a complex of ancillary farm buildings associated with Welbrook House (formerly known as Green Lane Farm).

The Coach House is a red brick barn building with a plain tiled roof, four bays in length delineated externally by projecting brick buttresses and internally by king post trusses. To the north end is a single storey 'lean-to' extension dating from the late 19th Century and likely rebuilt in the 20th century.

The Coach House is curtilage listed due to its historic association with Welbrook House which is Grade II listed. It was converted to residential use as a single dwelling in 2001.

The property is accessed via a track from and to the west of the Green Lane within the designated Green Belt.

**Proposal Description**

Planning Permission and Listed Building Consent are sought for domestic extensions to the southern end of the building to provide additional living accommodation together with internal alteration works and repairs to the historic fabric.

The existing ground floor is to be re-ordered to provide a further double bedroom, ensuite and dressing room. The Southern end would be extended to provide a living area connected to an open plan kitchen and dining area.

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### Relevant Policies :

#### **Borough of Redditch Local Plan No. 4**

Policy 8: Green Belt

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 40: High Quality Design and Safer Communities

#### **Others**

NPPF National Planning Policy Framework

### Consultations

#### **Conservation Officer**

No 4 Alders Court, alternatively known as The Coach House, is a Grade II curtilage listed building to Wellbrook House, which was formally known as Green Lane Farm and is therefore a designated heritage asset. The existing building retains its strong uniform and utilitarian form in main, however the introduction of non-flush roof lights and a lean-to porch has undermined this to some extent. The application is for an extension to the south elevation, the replacement of existing modern features, such as windows and doors, and a number of repairs to the historic fabric.

The proposed extension continues the existing linear form of the building and as such would retain its simple, rectangular planned form, thus conserving the designated heritage asset and complying with Policy 36.2 of the Borough of Redditch Local Plan (2017). Loss of existing historic fabric would be minimal as the original south facing wall was glazed as part of the late 20th century residential conversion. Whilst it is a shame that the existing porch, which detracts from the simplistic and uniform planned form, is to be retained, as this is existing I have no objections to its retention or the proposed recladding, the latter of which will result in a more sympathetic appearance. I have no objections in principle to the replacement of the existing windows, roof lights, door or rainwater goods as these are all modern additions which I would consider to be unsympathetic to the curtilage listed building.

In summary, I have no conservation objections to the proposed works. Should the application be granted a condition should be attached requiring details of proposed materials to be used (including doors, windows and chimney flue) to be agreed prior to first installation.

#### **Feckenham Parish Council**

No objection

### Public Consultation Response

The application has been publicised by site notice, press notice and by writing to nearby neighbours. No representations have been received



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### Assessment of Proposal

#### Introduction

The applicant's main aim is to provide additional living space relieving some of the currently cramped accommodation. It is also intended to reinstate some of the character to the original coach house, perceived to be partially lost in its original conversion to residential use in 2001.

#### Green Belt

The site lies within the Green Belt, where Policy 8 of the Borough of Redditch Local Plan No.4 requires that planning applications are determined in accordance with national planning guidance on Green Belts. Paragraph 89 of the National Planning Policy Framework (NPPF) sets out the closed list of 'not inappropriate' development with respect to new buildings within the Green Belt. Bullet point three as set out under Paragraph 89 states that the extension or alteration of a building is 'not inappropriate' as long as it does not result in a disproportionate addition to the original building. In this case the dwelling has not been extended previously and the floorspace to be added could not be considered disproportionate having regard to the original dwellings floorspace.

Furthermore, the design and positioning of the extension is such that the built form is consolidated, such that the proposal would safeguard the openness of the green belt.

#### Impact on the Listed Building

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) in determining planning application 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 and furthermore the NPPF requires at paragraph 131 that LPAs take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The Coach House is considered curtilage listed having regard to its historic association with Welbrook House which is Grade II listed. In this case, it is considered that the proposed extension would have a negligible impact on the setting of the Grade II listed building due to the limited visual interrelationship between the two buildings as well as requiring no removal of historic fabric from the existing building.

The extension has been designed to be in keeping in scale to the original building. The form, scale and alignment of the new extension follows the line of the existing building. The roof covering is proposed in plain clay tiles to match the existing coach house.

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Existing doors and fixed glazing including the originally installed rooflights dating from the conversion to residential use are proposed to be replaced by new hardwood doors and windows with 'conservation' style (flush fitting) rooflights, all of which would be considered to enhance the character and appearance of the designated heritage asset.

An existing end truss is proposed to be repaired and some internal walls are proposed to be removed creating an open plan layout between the new kitchen and living space which again is considered to represent an enhancement given that the original Coach House would have had a simple and utilitarian plan form.

Repairs to the existing building are proposed to be on a 'like for like' basis using traditional materials and techniques and would include the removal of areas of cement pointing and repointing in lime mortar; replacement of defective bricks with new or reclaimed bricks to match existing; replacement of defective tiles with new clay plain tiles to match existing and replacement of UPVC gutters and downpipes with new Heritage Cast Aluminium Guttering.

As such it is considered that there are no justifiable reasons to refuse planning permission or listed building consent on heritage grounds.

### Other matters

A Preliminary Ecological Appraisal (PEA) was submitted with the application which recommended that a subsequent survey be carried out to assess whether bats are using the building. This second survey took place on the 28<sup>th</sup> May and concluded that bats are not using the building as a maternity roost.

In line with the provisions of the NPPF, to ensure developments result in a 'net gain' for biodiversity through enhancement of the local ecology, a condition is recommended which would require the provision of suitable bird and bat boxes / nesting opportunities on and around the building to provide further roosting opportunities suitable for species likely to be using the semi-rural environment such as house sparrows, swallows and bats.

### Conclusion

The proposals are considered to represent an acceptable form of development having regard to the development plan and other material considerations and therefore both applications are recommended for approval.

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**Planning Application 18/00586/FUL****RECOMMENDATION**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

appropriate references to be inserted here

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to their first installation, details of the form, colour and finish of the materials to be used on the external elevations of the building, including windows, doors and details of the chimney flue shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the character and appearance of the designated heritage asset

4. Prior to first installation, details of a scheme for the provision of bat roost and bird nesting opportunities within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first occupation of the extension approved.

Reason: In the interests of biodiversity and in accordance with the provisions of the National Planning Policy Framework

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**AND;****Listed Building Consent Application 18/00587/LBC****RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, listed building consent be GRANTED subject to the following conditions:**

1. The development to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

appropriate references to be inserted here

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to their first installation, details of the form, colour and finish of the materials to be used on the external elevations of the building, including windows, doors and details of the chimney flue shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the character and appearance of the designated heritage asset

**Procedural matters**

These applications are being reported to the Planning Committee because the applicant is an employee of the Council. As such, the applications fall outside the scheme of delegation to Officers.