

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 14th February, 2024, 11.00 am

Councillors: Duncan Hounsell (Chair), Ian Halsall (Vice-Chair), Alex Beaumont, Fiona Gourley, Lucy Hodge, Hal MacFie, Toby Simon, Shaun Hughes, Dr Eleanor Jackson and Tim Warren CBE

85 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

86 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Paul Crossley and Cllr Alex Beaumont was in attendance as a substitute for items 1 and 2 on the main plans list.

87 DECLARATIONS OF INTEREST

Cllr Eleanor Jackson declared an interest in application (1) 23/02448/FUL - The Oval Office, Cobblers Way, Westfield, Radstock (item 1 under the main applications list) as a member of Westfield Parish Council directly affected by the application and confirmed that she would address the committee as ward member and then withdraw from the meeting and not participate in the debate or vote.

88 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

89 ITEMS FROM THE PUBLIC

The Democratic Services Officer informed the meeting that there were a number of people wishing to make statements on planning applications and that they would be able to do so when these items were discussed.

90 MINUTES OF THE PREVIOUS MEETING

It was moved by Cllr Eleanor Jackson seconded by Cllr Tim Warren and:

RESOLVED that the minutes of the meeting held on Wednesday 17 January 2024 be confirmed as a correct record for signing by the Chair.

91 SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

There were no site visit applications for consideration.

92 **MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered:

A report by the Head of Planning on the application under the main applications list.

RESOLVED that in accordance with the delegated powers, the applications be determined as set out in the Main decisions list attached as Appendix 2 to these minutes.

(1) 23/02448/FUL - The Oval Office, Cobblers Way, Westfield, Radstock

The Planning Case Officer introduced the report which considered an application for the conversion of an office building into 9 2-bed apartments. She outlined the history of the site to confirm that the original planning permission for the site restricted the change of use to residential but a subsequent variation of condition application to remove this restriction had been approved and therefore there was no longer a condition restricting permitted development rights in relation to change of use to residential.

She confirmed the officer's recommendation that permission be granted subject to the conditions set out in the report.

The following public representations were received:

1. Jack Broadway, applicant speaking in support of the application.

Cllr Eleanor Jackson declared an interest and withdrew from the Committee and made the following points as local ward member.

1. There had been no response from Westfield Parish Council due to the fact that the Parish Council was an existing tenant of the building and therefore it was not appropriate for the Parish Council to comment on the application.
2. In view of the position of the Parish Council, it was important for the decision to be determined by the Committee so allow for transparency and accountability.
3. The change of use of the building from office space to residential would have an impact on the amenity of local residents as there would be an increase in noise during the evening.
4. The loss of office space was regrettable as 60% of local residents commuted to work outside the area and there was a need for local employment opportunities.
5. Ecological concerns such as light spillage also needed to be considered.

In response to Members' questions, it was confirmed:

1. A full application had been submitted rather than prior approval due to the requirement for the proposed erection of a bin and cycle store which fell outside of the provisions of the General Permitted Development Order.
2. An economic assessment had been carried out as part of the previous variation of condition application. Robust marketing information was submitted at that time and the variation was approved. The site did not fall within the criteria for strong economic reasons listed within Policy ED1B of the Local Plan Partial Update.
3. The site was outside the housing development boundary, and this had not

been changed in the Local Plan Partial Update. The site had Prior approval for the change of use and this was a fallback position which was given weight in the assessment.

4. The issue of alternative accommodation for current tenants was not a material consideration.
5. A bat survey had been undertaken and no further report was required.
6. The bin store would be concealed to prevent odours and provide screening.

Cllr Ian Halsall opened the debate and stated that the fact that the site had prior approval was a material consideration and he did not consider its location outside of the housing boundary to be an issue as this was a windfall site. He moved the officer's recommendation that permission be granted. This was seconded by Cllr Tim Warren.

Cllr Shaun Hughes raised a general concern about the number of applications coming to committee for residential development which were outside of the housing development boundary. He also expressed the view that there was an inconsistent approach by specialist officers in relation to the need for office space.

On being put to the vote the motion was CARRIED (9 in favour, 0 against)

RESOLVED that permission be granted subject to the conditions set out in the report.

(2) 22/05081/FUL – 53 Rockliffe Road, Bathwick, Bath

The Planning Case Officer introduced the report which considered an application for the erection of a three-bedroom dwelling with associated landscaping and car parking.

She confirmed the officer's recommendation that permission be granted subject to the conditions set out in the report and a Section 106 agreement to secure a financial contribution for off-site trees of £10,681.

The following public representations were received:

1. Mark Thurstain (chair Bathwick Estate Residents Association) and Andy Harrison objecting to the application.
2. Stuart Rackham, agent supporting the application.

Cllr Manda Rigby addressed the Committee as local ward member and raised the following points:

1. Although the applicant had amended the plans to address some of the concerns raised by local residents, not all issues had been addressed.
2. The site was located in a world heritage site and conservation area and the proposed development would sit uneasily in this setting, it represented an overdevelopment of the site and would result in overlooking of adjacent properties.
3. The issue of whether the site was brownfield or a dedicated garden area needed to be resolved.
4. The loss of trees could not be replaced on site. There was an objection from the Council's Arboricultural Officer.

She recommended that the Committee refuse the application but consider visiting the site if minded to approve.

In response to Members' questions, it was confirmed:

1. The site had planning permission to be converted from derelict land to garden land, and this use had been partially implemented. In planning terms, the use of the site was a residential garden and the Committee needed to consider whether development of the land was acceptable.
2. In relation to the offsite Biodiversity Net Gain (BNG), DEFRA guidance was that when a site was clear, the baseline needed to be taken from before the site was cleared. Although the policy preference was for onsite BNG, it was also policy compliant for the applicant to provide offsite BNG and for this to be outside of the Bath and North East Somerset District. The replacement trees would be planted in the B&NES area.
3. The current application was larger but lower in height when compared with the previous application.
4. The undercroft was necessary due to the floodzone. The stability of the undercroft was not a planning consideration but would be addressed at the building regulations stage of development as would the requirement for electric vehicle charging.
5. The personal circumstances of the applicant were not a consideration in relation to this application.
6. There was a draft character appraisal for Bathwick which had been given low to moderate weight in the officer assessment as it was currently in draft form.
7. The Committee was advised to focus considerations on whether the development was harmful.

Cllr Toby Simon opened the debate as local ward member and proposed that a decision be deferred pending a visit to the site. This was seconded by Cllr Shaun Hughes.

On being put to the vote the motion was CARRIED (10 in favour, 0 against)

RESOLVED that a decision be deferred pending a site visit.

(3) 23/00537/FUL – 14 Woodland Grove, Claverton Down, Bath

The Planning Case Officer introduced the report which considered an application for the erection of a first-floor extension over an existing single-storey accommodation with ground floor entrance lobby. She confirmed the officer's recommendation that the application be permitted subject to the conditions set out in the report.

The following public representations were received:

1. Peter Brewer objecting to the application.
2. Tom Rocke, co-applicant supporting the application.

Cllr Manda Rigby addressed the Committee as local ward member and raised the following points:

1. The site was in a residential area and located in a world heritage site and conservation area.
2. There had been a lot of work to change the design and lessen the impact on The Avenue and although the principle of development was acceptable, the

- loss of light and impact on residential amenity was not.
3. The site was visible from the road and the proposed materials were not appropriate.

She recommended that the Committee refuse the application but consider visiting the site if minded to approve.

In response to Members' questions, it was confirmed:

1. The proposed cladding was timber on the front and standing seam metal on the rear. Other properties in the area had timber cladding and the use of metal cladding had been approved for a nearby property. The Committee was advised to focus on the overall character of the area.
2. The view of officers was that a contemporary addition was acceptable in relation to this application.
3. It had not been considered appropriate to undertake sunlight studies in relation to this development.
4. The application would have a slightly larger footprint than the existing one storey extension.

Cllr Toby Simon opened the debate as local ward member and stated that he agreed with the officer analysis and moved the recommendation to permit the development. This was seconded by Cllr Tim Warren.

Cllr Shaun Hughes stated that he was concerned about the design of the development in the context of the street scene.

Following comments raised by a number of members that a site visit would help in making a decision, Cllrs Simon and Warren agreed to withdraw their motion.

Cllr Lucy Hodge proposed that a decision be deferred pending a site visit and this was seconded by Cllr Ian Halsall.

On being put to the vote the motion was CARRIED (7 in favour, 1 against and 1 abstention)

RESOLVED that a decision be deferred pending a site visit.

(4) 23/04756/FUL - 109 Hurn Lane, Keynsham

The Planning Case Officer introduced the report which considered an application for the erection of a single storey rear and front extension and garage conversion. She confirmed the officer's recommendation that the application be permitted subject to the conditions set out in the report.

The following public representations were received:

1. Liam Clements, applicant supporting the application.

A statement was read out on behalf of the local ward member Cllr Andy Wait summarised as follows:

1. He had originally been concerned about two issues, firstly the new appearance at the front of the property and, secondly, the effect that the new extension at the front would have on the adjoining property. He was particularly concerned about the reduced amount of day light available at the

- entrance to 111 Hurn Lane.
2. He was now reassured that the frontage issue wasn't a problem, given work done to other properties close by but asked the Committee to give careful consideration to the light issue.

In response to Members' questions, it was confirmed:

1. The front extension would extend 1.25m to the front and the width would be the width of the boundary.
2. The flat roof of the front porch would be replaced with a hipped roof.
3. The property faced due north.

Cllr Hal MacFie opened the debate as local ward member and stated that he was minded to support the application but wanted to hear the debate before making a final decision.

Cllr Shaun Hughes expressed concern about the proposed front extension and the tunnelling effect on the adjoining property and stated that he did not support the application. Cllr Ian Halsall concurred with this view.

Cllr Toby Simon expressed the view that as the house was north facing, it would not deprive the adjoining house of sunlight as much as if were facing another direction.

Cllr Lucy Hodge stated that she was also concerned about the window of the adjoining property outlooking onto a wall in addition to the light issue.

Cllr Tim Warren spoke in support of the application and moved the officer's recommendation that permission be granted. This was seconded by Cllr Toby Simon.

Cllr Hal MacFie stated that having listened to the debate, he was concerned about the tunnelling effect of the proposed front extension and would not support the motion.

On being put to the vote the motion was CARRIED (5 in favour, 4 against)

RESOLVED that permission be granted subject to the conditions set out in the report.

93 **NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES**

In response to a question about the split decision in relation to application 21/00291/UNAUTH - Roman City Guest House, 18 Raby Place, Bathwick, the Deputy Planning Officer undertook to report back following consultation with the Enforcement Team.

RESOLVED that the report be noted.

The meeting ended at 3.15 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL

**MEMBERS OF THE PUBLIC AND REPRESENTATIVES SPEAKING AT
THE MEETING OF THE PLANNING COMMITTEE ON WEDNESDAY 14
FEBRUARY 2024**

MAIN PLANS LIST			
ITEM NO.	SITE NAME	NAME	SUPPORTING/ OBJECTING/ REPRESENTING
1	23/02448/FUL - The Oval Office, Cobblers Way, Westfield, Radstock	Jack Broadway, applicant	Supporting
		Cllr Eleanor Jackson	Ward Councillor
2	22/05081/FUL - 53 Rockliffe Road, Bathwick, Bath	Mark Thurstain (Chair, Bathwick Estate Residents Association)	Objecting
		Andy Harrison Stuart Rackham, agent	Supporting
		Cllr Manda Rigby	Ward Councillor
3	23/00537/FUL - 14 Woodland Grove, Claverton Down, Bath	Peter Brewer	Objecting
		Tom Rocke, co-applicant and agent	Supporting
		Cllr Manda Rigby Dr Kumar Yuktेशwar <i>statement of clarification in relation to his referral to Committee as local member at the time</i> (to be read out in absence)	Ward Councillor
4	23/04756/FUL - 109 Hurn Lane,	Liam Clements, applicant	Supporting

	Keynsham	Cllr Andy Wait (to be read out in absence)	Ward Councillor
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BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
14th February 2024
DECISIONS

Item No:	01	
Application No:	23/02448/FUL	
Site Location:	Oval Estates (bath) Ltd, The Oval Office, Cobblers Way, Westfield	
Ward: Westfield	Parish: Westfield	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Conversion of office building into 9 apartments.	
Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Contaminated Land, Policy CP9 Affordable Housing, LLFA - Flood Risk Management, Ecological Networks Policy NE5, NRN Woodland Strategic Networ Policy NE5, Neighbourhood Plan, SSSI - Impact Risk Zones,	
Applicant:	Mr Alan Broadway	
Expiry Date:	16th February 2024	
Case Officer:	Danielle Milsom	

DECISION PERMIT

1 Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

2 Implementation of Wildlife Scheme (Pre-occupation)

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs, implementation of the recommendations of the PRELIMINARY ROOST & NEST ASSESSMENT has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the implementation and success of the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policy CP6 of the Bath and North East Somerset Core Strategy, policy D5e of the Bath and North East Somerset Placemaking Plan and policies NE3, NE5 and NE3a of the Bath and North East Somerset Local Plan Partial Update.

3 Precautionary Working Methods for Bats and Birds (Compliance)

The development must proceed only in accordance with the following measures for the protection of bats and birds:

1. A careful visual check for signs of active bird nests and bats shall be made of the interior and exterior of the building and its roof, prior to any works affecting these areas;
2. Active nests shall be protected undisturbed until the young have fledged;
3. Works to the roof and any areas with potential to support concealed spaces or crevices shall be carried out by hand, lifting tiles (not sliding) to remove them, and checking beneath each one.
4. If bats are encountered works shall cease and the Bat Helpline (Tel 0345 1300 228) or a licenced bat worker shall be contacted for advice before proceeding.

Reason: To protect nesting birds and bats and prevent ecological harm in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE3 of the Bath and North East Somerset Local Plan Partial Update

4 Rainwater Harvesting (Pre-occupation)

No occupation of the approved dwellings shall commence until a scheme for rainwater harvesting or other methods of capturing rainwater for use by residents (e.g. Water butts) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of water efficiency in accordance with policy SCR5 of the Placemaking Plan.

5 Water Efficiency (Compliance)

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Placemaking Plan.

6 CP1 Major or Medium Works to an Existing Building (Pre-occupation)

Prior to the occupation of the development hereby approved the following tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document) shall be completed in respect of the completed development and submitted for approval to the Local Planning Authority together with the further documentation listed below. The development must comply with the requirements of CP1.

1. Table 4
2. Building Regulations Part L post-completion documents for renewables;
3. Building Regulations Part L post-completion documents for energy efficiency;
4. Microgeneration Certification Scheme (MCS) Certificate/s (if renewables have been used)

Reason: To ensure that the approved development complies with Policy CP1 of the Local Plan Partial Update

7 Waste Management Plan (Compliance)

The construction of the development shall be undertaken in accordance with the approved waste management plan.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan and ST7 of the Bath and North East Somerset Local Plan Partial Update.

8 Parking (Compliance)

The areas allocated for parking and turning on submitted plan(s) reference OOPA002 B ; shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan and policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

9 Plans List (Compliance)

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

PLANS LIST:

This decision relates to the following plans:

OS Extract - 3 July 2023 - OOPA001 - Location Plan
Drawing - 3 July 2023 - OORS003 A - Proposed Plans and Elevations
Drawing - 8 Dec 2023 - OOPA002 B - Proposed Site Plan
Revised Drawing - 8 Dec 2023 - OOPA007 B - Proposed Parking Layout
Revised Drawing - 8 Dec 2023 - OORS004 B - Bin and Bike Store-Plans and Elevations

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

Do not commence development until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

Item No:	02
Application No:	22/05081/FUL
Site Location:	53 Rockliffe Road, Bathwick, Bath, Bath And North East Somerset
Ward: Bathwick	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of a three-bedroom dwelling with associated landscaping and car parking (Resubmission).
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing, Flood Zone 2, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Ecological Networks Policy NE5, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr and Mrs Ian and Sian Millward
Expiry Date:	28th February 2024
Case Officer:	Isabel Daone

DECISION - Deferred for site visit.

Item No:	03
Application No:	23/00537/FUL
Site Location:	14 Woodland Grove, Claverton Down, Bath, Bath And North East Somerset
Ward: Bathwick	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of first floor extension over existing single-storey accommodation with ground floor entrance lobby
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Mrs D Johnson
Expiry Date:	16th February 2024
Case Officer:	Paige Moseley

DECISION - Deferred for site visit.

Item No:	04
Application No:	23/04756/FUL
Site Location:	109 Hurn Lane, Keynsham, Bath And North East Somerset, BS31 1SG
Ward: Keynsham East	Parish: Keynsham Town Council LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of single storey rear and front extensions and garage conversion
Constraints:	Colerne Airfield Buffer, Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Housing Development Boundary, MOD Safeguarded Areas, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Mr Liam Clements
Expiry Date:	16th February 2024
Case Officer:	Paige Moseley

DECISION PERMIT

1 Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

2 Plans List (Compliance)

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

PLANS LIST:

20 Dec 2023 (3)001 SITE LOCATION PLAN
 20 Dec 2023 (3)003 PROPOSED PLAN AND ELEVATIONS

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

Condition Categories

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Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

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