
APPLICATION DETAILS

Application No:	18/0386/FUL
Location:	Centre House Southfield Road Middlesbrough TS1 3BX
Proposal:	Erection of 3 storey university building to provide student services.
Applicant:	Mr Darren Vipond
Company Name:	Teesside University
Agent:	Mr Paul Crowther
Company Name:	Faulkner Browns Architects
Ward:	Central
Recommendation:	Approve with Conditions

SUMMARY

The application seeks planning consent for the erection a three storey building to be located on the Centre House and Quadrangle car park area within the centre of the University campus. The building forms part of the university masterplan and will expand the welfare and support for students within the campus through the provision of classrooms, meeting rooms and open spaces areas where student support services can be provided holistically. Centre House currently sits on the site and received prior notification for the demolition of the building in June 2018.

Following the consultation period there has been one letter of representation received from The Southfield public house which raised concerns over the lack of a noise assessment having been submitted and the potential impact the proposed building may have on their future licence application.

Centre House is currently utilised by the University for offices and the proposed use of the building for Student Welfare is considered to be an appropriate use given the central location of the site within the University campus. The proposed use is not considered to unduly impact on the privacy or the amenity of the neighbouring buildings.

The building will be a modern designed flat roofed three storey building. The height and scale of the proposed footprint of the building is considerably larger than the current Centre House building, however given the scale and modern design of the existing University buildings the overall height and design is considered to fit in with the surrounding street scape.

With the development being a commercial use, primarily utilised during the day and within the campus heart the proposal is not considered to have any significant impact on the amenity of the users of nearby premises.

This development is considered to be in accordance with the requirements of Policies DC1, CS4, CS5 and REG24.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is the Centre House and the Quadrangle Car Park area located towards the centre of the University campus. The site is located at the north-east corner of Campus Heart, adjacent to the existing Student Centre which is being refurbished to provide the University's Business School. To the south of the building is Southfield Road and to the east is The Star, Aurora Building and Southfield Public House along Southfield Lane.

The site is currently occupied by Centre House a single storey office space utilised by the University services staff. An application for demolition of Centre House was approved in June 2016 (18/0285/PNO) and does not form part of this application.

The proposal forms part of the University Masterplan to create a three storey Student Life Building. The building will provide accommodation for all student-facing support services to include student welfare/learning, disability services, classrooms and kitchen and cafe facilities. In addition, the building will contain the Assessment Centre on Teesside (ACT) an outward facing facility which supports disabled students and students from around the region, irrespective of the university they attend. The overall footprint of the building will be 1,200 square metres with the gross internal floor area being 2,900 m².

The north, south and west elevations of the building will be predominantly glazed, extending the buildings full height with the east elevation design having four projecting sections and including a mix of Aluminium Curtain Walling and smaller areas of glazing. Proposals show dark grey cladding on the recessed areas and lighter grey cladding on the projecting box areas. Environmentally the building will be designed to reach the BREEAM rating of excellent with efficient modern plant and renewables to include the use of combined heat and power (CHP) and photovoltaic arrays on the roof of the building.

The proposal will involve the loss of 50 car parking spaces within the University and will extend across the end section of Southfield Lane. The proposal will include the loss of five trees at the corner of Southfield Road which will be replaced elsewhere within the campus. Currently there is limited external landscaping proposed as part of this application. However, the University Masterplan proposes extensive public realm improvements to the north of Southfield Road in a new public space area (Knowledge Square) which will be subject to future planning applications.

The individual floors of the building will provide the following facilities:-

Ground floor - Learning studio/classroom, social learning area, kitchen/ servery, digital lounge, meeting rooms and welcome area.

First floor - Primarily aimed at student support with a designated Student futures area and disability services, well-being area, assessment centre and a number of 2 and 4 person rooms suitable for private meeting or group study.

Second floor - Staff workspace, learning and wellbeing areas and individual meeting rooms and staff breakout areas

In the evenings the meeting rooms and open space areas can be utilised as social learning areas for private study and learning groups.

The application has been submitted with a Design and Access Statement, Historic Building Record and Historic Land Use report, Bat Survey, Energy, Sustainability and Utilities Statement, Phase 2 Drainage Plan, Flood Risk Assessment, Travel Plan and Tree Survey.

PLANNING HISTORY

17/0842/FUL- Refurbishment, extension, partial recladding and replacement of existing plant of the existing Student Centre building to accommodate teaching, learning and office space, approved January 2018.

18/0285/PNO- Demolition of Centre House, Approved June 2018

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) *The provisions of the development plan, so far as material to the application*
- b) *Any local finance considerations, so far as material to the application and*
- c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014)*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only)*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only)*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)*
- *Middlesbrough Local Plan (1999, Saved Policies only) and*
- *Marion West Neighbourhood Plan (2016, applicable in Marion West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve core planning principles, which can be summarised as follows:

- *Being plan led*
- *Enhancing and improving areas*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy*

- *Always seek a high quality of design and good standard of amenity for existing and future occupants*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables*
- *Contribute to conserving and enhancing the natural environment*
- *Encourage the effective use of land*
- *Promote mixed use developments*
- *Conserve heritage assets in a manner appropriate to their significance*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development
 CS4 - Sustainable Development
 CS5 - Design
 REG24 - The Southern Sector

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

There has been one letter of representation received following the public consultation process from The Southfield Public House. In summary the comments relate to:-

- a) The future impact on the operating hours of The Southfield Public House,
- b) Concerns over whether future licencing applications by the Public House may be affected by the Student Life Building with no noise assessment having been completed
- c) Concerns over the vehicle service access along Southfield Road

Internal Consultations

MBC Environmental Health – No objections

MBC Conservation Officer – No objections to the impact on the listed buildings within the campus

MBC Waste Officer - No objections

MBC Highway Transport – No objections subject to a condition on a surface water drainage strategy to be submitted.

MBC Policy Officers – No objections, the proposal accords with the NPPF, Local Plan Core Policies CS4 in terms of sustainability and CS5 in terms of high quality design and the growth of the University detailed in Regeneration Policy REG24.

MBC Highways – No objections subject to conditions on the cycle parking provision and the travel plan to assist with the promotion of sustainable travel and informatives relating to pre-commencement highway inspection, contacting utilities before works commence and the extinguishment of the highway.

External Consultees

Northern Gas Networks – No objections. The applicant should contact Northern Gas Networks to discuss their requirements and any diversionary works will be fully chargeable.

Northumbrian Water – No objections subject to a condition on a detailed scheme for the disposal of foul and surface water drainage.

Public Responses

Number of original neighbour consultations	17
Total numbers of comments received	1
Total number of objections	0
Total number of support	0
Total number of representations	1

PLANNING CONSIDERATION AND ASSESSMENT

1. The Local Development Plan is the starting point for considering this proposal along with other material planning considerations. The proposal should therefore be assessed against Policies DC1, CS4 and CS5 which in essence, seek to ensure high quality sustainable development; ensure the amenity of nearby residents and that the character of the area and highway safety are not adversely affected by the development. Policy CS5 requires high quality design in terms of layout, form and contribution to the character and appearance of the area. Regeneration Policy REG 24 (Southern Sector) specifically relates to supporting future developments which will provide the continued growth of the University to improve and expand the existing campus, providing there are no highway impacts or impacts on the uses within or adjacent to the University area.
2. The main considerations with this proposal are the principle of the development, the impact on the character and appearance of the street scene, conservation area and listed buildings, the impacts on the amenity of the adjacent land users, the impacts on highway safety, flood risk, ecology and any residual matters.

Principle of the development

3. The application site is located within the Southern Sector of the Middlesbrough Proposals Map (adopted November 2014) as University of Teesside. Within Regeneration Policy REG 24 the Southern Sector is identified as being suitable for development which supports the growth of the University and the expansion and improvement of the existing campus. The proposed building will expand the Universities current student welfare and disability services and is considered to accord with the principles of Policy REG24.
4. The site itself is located towards the centre of the University campus and is considered to be a sustainable location within easy walking distance of Middlesbrough Town Centre and the bus station and train station, which accords with the guidance set out in Policy CS4.

5. The guidance set out in Policy CS5 is that new development should be a high quality design, layout and form and contribute to the character and appearance of the area. The University has several contemporary buildings constructed with modern materials that are located within the central campus area and within close proximity of the application site. The three storey building has a modern design with several glazed floor to ceiling elevations which face towards the existing open space areas and the proposed public open space areas to the north of the site as set out in the University Masterplan (knowledge Square). The proposed building is considered to be a high quality design which contributes and compliments the existing buildings and accords with Policy CS5.
6. The NPPF emphasises the economic role the planning system can provides towards achieving sustainable development through supporting growth and innovation with well-designed building and places which can improve the lives of people and places. The Council's Local Plan re-iterates the importance of investment in providing employment and regeneration opportunities within the Town Centre. The 'Spatial Vision' of the Local Plan specifically recognises the role of the expansion of the University by 2023 in providing a series of 'major new buildings'. Middlesbrough Investment Prospectus identifies the Universities expansion as an economic driver for Middlesbrough and the wider Tees area by reviving the night time and cultural economy, demand for student amenities and retail core along Baker and Bedford Street and high quality public realm around Southfield Road. With the Mayors Vision recognising the role of the University as a key partner to economic and cultural development. The proposed building is considered to reflect a continued contribution by the University and its associated development to the economic aims of both the NPPF and the Council's ambitions for the town.

Impact on the character and appearance of the street scene, conservation area and listed buildings

7. The application site is located towards the centre of the University Campus and is currently occupied by Centre House a single storey building. Planning permission was granted in June 2018 for the demolition of the Centre House Building and the demolition of this building does not form part of this application.
8. The site has commercial buildings located to the east along Southfield Road with pedestrianised areas located to the south and west in between the existing University buildings.
9. Construction is ongoing to the west of the site with the modernisation of the two-storey Business Centre Building with the approval for the building including floor to ceiling glazed elevations and retains the living wall feature. The iconic building known as 'The Curve' with its locally unique gold coloured cladding is located to the south-west of the site. Grassed strips and associated landscaping lies throughout the area.
10. The proposed three storey building has been designed with a stepped flat roof design with three elevations being floor to ceiling glazing and the east elevation having four projecting box designs with two tone grey cladding and smaller glazed sections. Within the existing area the University has several modern Architect designed buildings of similar height, scale and proportions but with differing designs. The proposed building is considered to compliment the current designs of the buildings in the area and continue to add further scale to the overall campus in a positive manner, giving greater significance to the form and function of the university whilst not detracting from the existing commercial buildings located to the east along Southfield Road.

11. The site itself is located approximately 400 metres to the north of the Albert Park and Linthorpe Road Conservation Area. To the north-west of the site is the Waterhouse Building, formerly the Old High School which is a Grade II listed building. The Grade II building is partially screened from the application site by the existing university buildings and given the location of the application site the Council's Conservation Officer has commented the proposal will not impact on the listed building or conservation area. The proposed building establishes new, modern architecture of scale into the area with the university masterplan to remove some of the older, less aesthetically positive buildings and therefore will significantly improve the built form.
12. Within the application site there are five established trees which do provide some amenity value given the extent of hard landscaping within the campus. Four of the five trees are subject to Tree Preservation Orders with only the cherry tree located to the front of the site not being protected. The tree survey submitted in support of the application recommends to mitigate against the loss of the trees that replacement trees be planted within the University Campus. A condition is recommended to achieve this.

Amenity of the adjacent premises

13. The design of the proposed building has glazed floor to ceiling windows on the north, west and south elevations with smaller windows located within the projecting pod areas on the east elevation. The glazed floor to ceiling elevations will face towards the commercial university buildings and open space areas and not towards any residential accommodation. The east elevation with the limited windows will face towards The Star public house which has residential accommodation on the first floor. The Star public house has no windows on the side elevation which face towards the development site and therefore the development is not considered to have any significant impact on the privacy or amenity of the adjacent buildings.
14. The adjacent Star Public House and Aurora building located to the east of the site are both two storey pitched roof buildings. The proposed building position will retain a separation distance of approximately 5 metres between the development and The Star public house and taking into consideration the existing height and scale of the existing University buildings in the vicinity, the proposal is not considered to have an overbearing impact on the adjacent premises.
15. Representation comments have been received from The Southfield public house relating to the potential noise impact their pub use could have on this proposed Welfare Building which may impact future pub licence applications, particularly as no noise assessment has been submitted. The Council's Environmental Health officers considered this issue and consider that, as the Student Life Building is a commercial use which will be primarily utilised during the daytime when the public house noise levels are relatively low, there is no requirement for a noise assessment for the development.

Highway Safety

16. The development will project across the end of Southfield Lane and remove 50 university car parking spaces located to the north of Southfield Lane.
17. The Highway Officers have no objections to the removal of this section of Southfield Lane. However, as existing commercial units utilise Southfield Lane for servicing access the applicant has submitted a vehicle swept path analysis plan to ensure the continued service access to these premises can be achieved. Details submitted demonstrate this and a condition is recommended to ensure its provision. Concerns have been raised from the commercial premises located to the east along Southfield Road regarding their service access however given the conditioning of the

swept path analysis there are considered to be no issues in terms of the service access provision.

18. The applicant has submitted details of the location of cycle parking and a travel plan to promote sustainable travel to and from the building. To ensure the reduction in vehicle trips to the building, the existing and any future travel plan will be conditioned and given the number of students who could utilise the building additional cycle storage provision has also been conditioned.
19. To ensure that the development will not unduly impact on the existing highway a 'Method Statement' condition is recommended.

Flood Risk

20. The application site is located within Flood Zone 1 which is classed by the Environment Agency as an area which has a low probability of flooding and is located over 500 metres from the nearest Flood Zone 2 and 3 boundaries. The Flood Risk and Coastal Change Planning Practice Guidance categorises an educational use as being a more vulnerable use in terms of flood risk and the applicant has submitted a Flood Risk Assessment in support of the application. Northumbrian Water and the Council's Engineers have commented that they have no objections to the proposal subject to a condition requiring a detailed scheme for the disposal of foul and surface water to be submitted to the Local Authority. This is considered an appropriate approach given the low level of risk of flooding within the area.

Ecology

21. The proposed development is based on the previously approved demolition of the existing Centre House building. The demolition has been already approved and although the demolition of the building does not form part of this application this proposal will involve the removal of the existing trees on the site. The applicant has submitted a bat survey for the site which concluded that the existing trees on the site had negligible value in terms of bat roosting and although there was no evidence of roosting within Centre House it would be advisable for bat roosting boxes to be provided on the new Student Life building. The installation of bat boxes/bricks will be secured through a condition as recommended. The bat survey recommended that the method statement for the demolition of Centre House should include provision for any area where bats may roost to be supervised by an ecologist which will also be secured by condition.

Conclusion

22. In view of the above, the proposal is considered to be an acceptable form of development fully in accordance with National and Local policy, a positive improvement to the built form in the surrounding area, a positive expansion of the University Campus which will stimulate further regeneration, economic growth, job opportunities and investment potential without any significant impacts on the operation of surrounding premises and is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

Approve with Conditions

1. Time Limit
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the following plans :-

Location Plan drawing K00201-FBA-SL-00-DR-A-010-30 REV P1 dated 13th June 2018

Site plan drawing K00201-FBA-SL-00-DR-A-010-31 REV P1 dated 13th June 2018

Site plan drawing K00201-FBA-SL-00-DR-A-010-32 REV P1 dated 13th June 2018

Existing Elevation drawing K00201-FBA-SL-00-DR-A-010-33 REV P1 dated 13th June 2018

Proposed floor plan drawing K00201-FBA-SL-00-A-010-00 REV P1 dated 13th June 2018

Proposed floor plan drawing K00201-FBA-SL-01-A-010-01 REV P1 dated 13th June 2018

Proposed floor plan drawing K00201-FBA-SL-02-A-010-02 REV P1 dated 13th June 2018

Proposed Elevation drawing K00201-FBA-SL-00-A-010-20 REV P1 dated 13th June 2018

Proposed elevation drawing K00201-FBA-SL-00-A-010-21 REV P1 dated 13th June 2018

Proposed elevation drawing K00201-FBA-SL-00-DR-A-010-34 REV P1 dated 13th June 2018

3D View drawings K00201-FBA-SL-00-DR-A-010-40 REV P1 dated 13th June 2018

3D view drawing K00201-FBA-SL-00-DR-A-010-41 REV P1 dated 13th June 2018

Long Sections drawing K00201-FBA-SL-00-A-010-10 REV P1 dated 13th June 2018

Section drawing K00201-FBA-SL-00-A-010-11 REV P1 dated 13th June 2018

Roof Plan drawing K00201-FBA-SL-02-A-010-03 REV P1 dated 13th June 2018

Swept Path analysis drawing 121141/1003 dated 13th July 2018

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. Materials

Notwithstanding the submitted details, prior to the commencement of the proposed development, details of the external materials shall be submitted to the Local Planning Authority for approval.

Reason: To ensure a satisfactory form of development in accordance with the guidance within Core Strategy Policy CS4.

4. Replacement Tree planting
Notwithstanding the submitted and approved plans, within 24 months of the decision date of this application, a landscaping plan and associated planting and maintenance plan, shall be submitted to the Local Planning Authority. The plans shall provide details of the location, species and size of the four replacement trees to be located within the University campus area along with a strategy for their long term maintenance. The approved scheme shall be implemented within the agreed timing as detailed within the plans and the trees shall be maintained in line with the same approved details.

Reason: To ensure a satisfactory form of development in accordance with the guidance within Core Strategy Policy CS4.

5. Surface water drainage

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the guidance within Core Strategy Policy CS4 and the NPPF

6. Bat Boxes

Notwithstanding the submitted details, prior to the occupation of the development, two bat boxes/bricks shall be placed on the external elevations of the building in line with a scheme of such which has first been submitted to and approved in writing with the Local Planning Authority. The bat boxes / bricks shall remain in perpetuity unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the ecology of the area in accordance with the guidance within Core Strategy Policy CS4

7. Ecologist supervision

Before commencement and during the demolition of Centre House, an appropriately experienced and licensed ecologist shall be present to supervise and provide advice on the stripping of any high risk features where bats may potentially be roosting.

Reason: To ensure the preservation of protected species in accordance with the guidance set out in the NPPF

8. Cycle provision

Within 6 months of the development hereby approved commencing, details of cycle parking provision, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking and associated means of enclosure have been provided within the site in accordance with the approved details and these areas shall not be used for any other purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interest of the amenity of the neighbours, in accordance with the guidance within Core Strategy Policy CS4

9. Travel plan

The site shall hereafter be occupied in accordance with the aims, measures and outcomes of the submitted Travel Plan, or such Travel plan, which is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development complies with local and national highways and planning guidance, and to ensure adequate provision is made for the movement of vehicles, pedestrians, cycles and other forms of transport to and from the site, together with parking on site for these users, in accordance with the guidance within Core Strategy Policy CS4.

10. Servicing within the site

Prior to the occupation of the building hereby approved, provision shall be made within the site for accommodation of delivery/service vehicles in accordance with the approved plans. Thereafter all such areas shall be retained free of all obstructions and used solely for the intended purpose.

Reason: To ensure that delivery/service vehicles can be accommodated within the site and to maintain the free and safe passage of highway users, in accordance with the guidance within Core Strategy Policy CS4.

11. Method of Works Statement

Prior to the commencement of any works on the site, a detailed method of statement identifying the programming and management of site clearance/preparatory and construction works shall be submitted to and approved in writing by the LPA. Such a statement shall include at least the following information ;

- a) A programme of works
- b) The routing that will be promoted by the contractors to use main arterial routes and avoid the peak network hours.
- c) where contractors will park
- d) where materials will be stored within the site
- e) measures employed to ensure no mud/debris is dragged out over the adjacent highway
- f) a jointly undertaken dilapidation survey of the adjacent highway

Reason: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users, in accordance with the guidance set out in Core Strategy policy CS5.

REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed three storey building accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraphs 186-187 of the NPPF. In addition the proposed three storey building accords with the local policy requirements (Policies CS4, CS5 and REG 24 of the Council's Local Development Framework).

In particular the proposed three storey building is designed so that its appearance is complementary to the existing building within the University campus and the surrounding area and it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The proposed three storey building will not prejudice the appearance of the area

and does not significantly affect any landscaping nor prevent adequate and safe access to the surrounding buildings.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

INFORMATIVES

Informative 1- Building materials on Highway

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

Informative 2 - Deliveries

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public

Informative 3 Northern Gas Networks

The promoter of the works should contact Northern Gas Networks directly to discuss their requirements in detail. Should any diversionary works be required these will be fully chargeable.

Informative 4 – Highway Inspection

The applicant is strongly advised to contact the Highway Authority (tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

Informative 5- Statutory Undertakers

The applicant is advised that the proposed scheme is likely to affect statutory undertakers equipment in the vicinity of the site and that such equipment may require alterations. The applicant should therefore contact all the utilities to ascertain the location of the equipment and any requirements they may have prior to works commencing.

Informative 6 – Extinguishment of the Highway

Implementation of this proposal will require a formal highway closure and the applicant should be informed that it is subject to Public Comment and therefore closures cannot be guaranteed. For further information contact Stewart Williams (*tel: 01642 728153*). This closure must be commenced before any work is commenced in the vicinity of the affected area.

Case Officer: Debbie Moody

Committee Date: 27th July 2018

