

Committee	PLANNING COMMITTEE B	
Report Title	1 Lawn Terrace	
Ward	Blackheath	
Contributors	Alfie Williams	
Class	PART 1	25 April 2019

Reg. Nos. DC/18/108388

Application dated 06.08.2018

Applicant Mr Smillie

Proposal An application submitted under Section 73 of the Town & Country Planning Act 1990 for the variation of Condition (7) of planning permission (DC/99/044289) dated 6 May 1999 for the change of use of the ground floor of 1 Lawn Terrace SE3 to a bar/restaurant :- **in order to use the forecourt as a customer eating/sitting out area.**

Plan Nos LC/BH/500/01; Heritage Statement; Design And Access Statement

Background Papers

- (1) Case File LE/407/C
- (2) Core Strategy (June 2011)
- (3) Development Management Local Plan (November 2014)
- (4) The London Plan (March 2016)

Designation Blackheath Conservation Area
PTAL 5
Blackheath District Centre

1.0 Summary

This report sets out officer's recommendation in regard to the above proposal. The report has been brought before members for a decision as:

- Permission is recommended to be approved and:
 - there are 3 or more valid planning objections

2.0 Property/Site Description

2.1 Lawn Terrace is a 2-storey detached property used as a restaurant and bar (use class A3), situated on the south side of Lawn Terrace close to the junction with Blackheath Village and Lee Road. On the western side of the building is a vehicle and pedestrian access leading to the rear of the building. The main restaurant

area is at first floor level. At ground floor level is a private dining room, an ancillary office and the toilets.

- 2.2 Selwyn Court, a three to five storey block with flats on the upper floors, is situated to the east and rear of the application site. The ground floor of Selwyn Court is used commercially and is mainly in retail use. To the west are residential dwellings fronting Lawn Terrace.
- 2.3 The property is located within the Blackheath Conservation Area but is not subject to an Article 4 Direction. The site is within the Blackheath District Centre and has a PTAL of 5.

3.0 Planning History

- 3.1 Planning Permission was granted on 16 June 1997 for the change of use of the first floor from light industrial purposes to a restaurant together with the erection of an extension at first floor level at the rear. A condition of the approval required that the rear yard be retained for servicing and for a disabled parking facility only, and that no customer seating or service shall be provided outside the building.
- 3.2 Planning permission was granted in May 1999 (DC/99/044289) for the change of use of the ground floor to a bar/restaurant in connection with the use of the existing first floor restaurant, along with alterations to the front elevation and the erection of a refuse/general store at the rear.
- 3.3 That permission included a number of conditions similar to those imposed on the earlier planning permission for the use of the first floor. Condition 7 states that the forecourt area should not be used as a customer sitting/eating out area at any time.
- 3.4 In July 2001, planning permission was granted for the use of part of the ground floor for retail purposes together with new doors in the front elevation.
- 3.5 By letter dated 29 September 2003, the Council refused permission for the retention of the area at the rear of 1 Lawn Terrace as a terrace for dining in connection with the existing restaurant. The Council's reason for the refusal of planning permission was:
- 3.6 *"The proposed retention of the rear terrace for outdoor dining is considered to represent an unneighbourly form of development leading to excessive noise and light disturbance to neighbouring residential occupiers, contrary to policy HSG.18: Residential Environment and SHP 14 Restaurants and Takeaway Hot Food Shops of the adopted Unitary Development Plan (July 1996) and Policies STC 9 Restaurants, A3 Uses and Take Away Hot Food Shops and HSG 3 Residential Amenity of the Revised Deposit Draft Unitary Development Plan (August 2001) and also results in the loss of the rear service area and disabled parking for the restaurant ."*
- 3.7 The applicant appealed against this refusal of planning permission and the appeal was dismissed.
- 3.8 In February 2004, advertisement consent was granted in respect of the display of 1, projecting sign, 1, free-standing menu board, 1, wall-mounted menu display,

various graphic images fixed externally to existing windows and fascia signs, together with the installation of 4, floodlights at ground level.

- 3.9 In July 2004 planning permission was refused for retention of the area to the rear of 1 Lawn Terrace SE3 as a terrace for dining in connection with the existing restaurant, trading from 20 March to 30 September 2004, during the hours of 12 noon to 3 pm on Saturdays, 12 noon to 4 pm on Sundays and 6 pm to 8 pm Tuesdays to Saturdays, together with the construction of a pergola and trellis above the existing boundary wall to a height of 2.85 metres. The application was refused on the following grounds:
- 3.10 *"The use of the rear terrace for outdoor dining, even on the restricted hours now proposed, would be an un-neighbourly form of development leading to excessive noise disturbance to neighbouring residential occupiers, contrary to policies HSG 18: Residential Environment and SHP 14: Restaurants and Takeaway Hot Food Shops in the Council's adopted Unitary Development Plan and STC 9 Restaurants, A3 Uses and Take Away Hot Food Shops and HSG 3 Residential Amenity in the Revised Deposit Draft Unitary Development Plan (August 2001)".*
- 3.11 In January 2006, planning permission was allowed on appeal for the non-determination of application reference DC/05/59363 for construction of a terrace extension at first floor level to the front in connection with the existing restaurant, together with the construction of a frameless glass front ground floor entrance lobby.
- 3.12 In December 2009, planning permission (reference DC/09/72752) was refused and dismissed on appeal for the variation of Condition (7) of the planning permission dated 06 May 1999 to allow the existing forecourt area at the front of 1 Lawn Terrace SE3, to be used as a customer eating/sitting out area. The application was refused for the following reason:
- 3.13 *"The use of the forecourt for customer seating is inappropriate and would result in an un-neighbourly and incompatible use, giving rise to excessive noise disturbance to neighbouring residential occupiers, contrary to policies HSG 4: Residential Amenity and ENV.PRO 11 Noise Generating Development in the Council's adopted Unitary Development Plan 2004."*
- 3.14 In November 2017, planning permission and advertisement consent were granted for the construction of a steel and timber pergola entrance and replacement signage (reference DC/17/102099 & DC/17/102100).
- 3.15 In May 2018, an enforcement case (ENF/18/00155) was opened for the breach of condition 7 of permission DC/99/044289 in respect of use of external area to the front for customer seating/eating.

4.0 Current Planning Applications

The Proposal

- 4.1 The application is for the variation of Condition 7 of planning permission DC/99/044289 for the change of use of the ground floor of 1 Lawn Terrace SE3 to a bar/restaurant. Condition 7 states that:

- 4.2 *'The use of the forecourt area to the front shall not be used as a customer eating/sitting out area at any time.'*
- 4.3 The proposal seeks to amend condition 7 to allow an alfresco dining area to the left side of the front entrance until 20:00 on any day of the week. The area measures 16m wide by 2.5m deep and would facilitate the provision of four tables providing sixteen covers.
- 4.4 The area to the right of the front entrance would remain as a smoking area. The planters on the boundary of the forecourt would remain and no alterations are proposed to the external elevations of the building.

5.0 Consultation

- 5.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 5.2 A public notice was displayed on 26 September 2019 and letters were sent to residents and business in the surrounding area and the relevant ward Councillors. The Council's Highways and Environmental Health Departments were also consulted in addition to the Blackheath Society.

Written Responses received from Local Residents and Organisations

- 5.3 Objections were received from four local addresses. The main planning consideration raised in the objection relates to disturbances to the living conditions of local residential accommodation by way of noise. Reference was also made to planning history of the property, in particular the application for a similar proposal refused and dismissed at appeal in 2010 (reference DC/09/72752).
- 5.4 Consistency errors in the Design and Access Statement and Heritage Statement relating to the size of the forecourt and the number of tables/covers proposed were noted within the objections. These have subsequently been addressed.
- 5.5 The Blackheath Society commented on the proposal to state that a period of pre-application consultation with the neighbouring residential properties should have been undertaken prior to the submission of the application. Whilst the Council encourage applicants to consult with neighbours as part of the pre-application process, it is not a requirement and as such would not be a reason to refuse the application.

Environmental Health

- 5.6 The Environmental Health Department commented to state that they had no objection to the application.

Highways and Transportation

- 5.7 The Highways Department raised no objections to the application.

6.0 Policy Context

Introduction

- 6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must 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.
- 6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), and policies in the London Plan (2015). The NPPF does not change the legal status of the development plan.
- 6.3 A development which an application under s73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. These applications should be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, but local planning authorities should, in making their decisions, focus their attention on national or local policies or other material considerations which may have changed significantly since the original grant of permission, as well as the changes sought.

National Planning Policy Framework (NPPF) 2019

- 6.4 The NPPF, originally published in 2012, was revised on 19th February 2019 and is a material consideration in the determination of planning and related applications.
- 6.5 It contains at paragraph 11, a 'presumption in favour of sustainable development'. Annex 1 of the revised NPPF provides guidance on its implementation. In summary, this states in paragraph 213, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the revised NPPF and in regard to existing local policies, that '...due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 6.6 Officers have reviewed the Core Strategy and Development Management Local Plan for consistency with the revised NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 213 of the revised NPPF.

National Planning Practice Guidance 'NPPG' (2014 onwards)

- 6.7 On 6th March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents, and is subject to continuous periodical updates in difference subject areas

The Development Plan

- 6.8 The London Plan, Lewisham's Core Strategy, together with the Site Allocations DPD, the Lewisham Town Centre Local Plan and the Development Management Local Plan and together constitute the borough's Development Plan.

London Plan (March 2016)

- 6.9 The Mayor of London published a draft London Plan on 29 November 2017 with minor modifications before the EIP were published on 13 August 2018. The EIP commenced on 15 January 2019. As such, this document now has some limited weight as a material consideration when determining planning applications. The relevant draft policies are listed below and discussed within the report. These are limited to policies that are materially different to existing London Plan policies.

The emerging London Plan policies relevant to this application are:

D1 London's form and characteristics
D2 Delivering good design
D12 Agent of change
D13 Noise
HC1 Heritage conservation and growth
HC6 Supporting the night-time economy

The policies in the current adopted London Plan (2016) relevant to this application therefore are:

Policy 2.15 Town centres
Policy 4.7 Retail and town centre development
Policy 7.4 Local character
Policy 7.8 Heritage assets and archaeology

Core Strategy (June 2011)

- 6.10 The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 5 Areas of Stability and Managed Change
Core Strategy Policy 6 Retail hierarchy and location of retail development
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local Plan (November 2014)

- 6.11 The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

- 6.12 The following policies are considered to be relevant to this application:

DM Policy 1 Presumption in favour of sustainable development
DM Policy 14 District centres shopping frontages
DM Policy 17 Restaurants and cafés (A3 uses) and drinking establishments (A4 uses)

DM Policy 26	Noise and vibration
DM Policy 30	Urban design and local character
DM Policy 36	New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

7.0 Planning Considerations

7.1 The main issues to be considered in respect of this application are:

- Principle of Development
- Impact on Adjoining Properties
- Impact on the Blackheath Conservation Area

Principle of Development

7.2 Guidance for determining s73 applications is set out in the NPPG, which states that a minor material amendment is one “whose scale and nature results in a development which is not substantially different from the one which has been approved”.

7.3 It is further stated that the development, which the application under s.73 seeks to amend, will by definition have been judged to be acceptable in principle at an earlier date. Consequently, the extent of the material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage. When determining the application the local planning authority have to consider the application in the light of current policy. The local planning authority therefore has to make a decision focusing on national or local policies, which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

7.4 Officers are satisfied that the impact of the proposed amendments are minor material in the context of the original application.

7.5 Policy HC6 *Supporting the Night-time economy* of the emerging London Plan is also relevant to this application. Policy HC6 states that when considering planning decisions councils should have regard to protecting and supporting evening and night-time venues. The proposal to allow the forecourt to be used for outdoor dining would support the existing restaurant/bar business and given that the property is located within the Blackheath District Centre is considered to accord with this principle.

Impact on adjoining properties

7.6 The Council’s policy relating to Restaurants is DM Policy 17. DM Policy 17 states that applications for restaurants should demonstrate there is no harm to the living conditions of nearby residents, including that created by noise and disturbance from users and their vehicles, smell, litter and unneighbourly opening hours.

7.7 A proposal to vary condition 7 to allow the use of forecourt for outdoor dining has previously been proposed as part of application DC/09/72752. The application was

refused and dismissed on appeal as it was determined that outdoor seating would result in an un-neighbourly impact by virtue of excessive noise disturbance. In dismissing the appeal the inspector concluded that “customers/diners would bring noise disturbance not only of voices but from other factors like serving, use of cutlery on crockery and possibly scraping chairs as people fit into seating” and rejected the idea that this impact could be managed or the impact mitigated by a restriction of the hours of use.

- 7.8 The current proposal has been revised from the application refused and dismissed on appeal in 2010. The new proposal restricts the seating area to the left side of the front entrance next to Selwyn Court and Blackheath. The proposal would also restrict the hours of use to between midday and 8pm and reduce the number of covers from 24 to 16.
- 7.9 Lawn Terrace is predominantly residential however, the eastern end of the road at the junction with Blackheath Village is within the boundaries of the Blackheath District Centre and includes both Selwyn Court and 1 Lawn Terrace. The Blackheath District Centre was designated as part of the spatial strategy established by the Lewisham Core Strategy adopted in June 2011, subsequent to the refusal of application DC/09/72752. The application site is therefore no longer considered to be residential in character and as such the principle of an outside dining area at the property would now be considered appropriate given the current policy context. However, an assessment of the impact on the living condition of the residential accommodation located in the vicinity of the site is required.
- 7.10 The revisions made to the application restrict the dining area to eastern side of the forecourt, away from the residential part of Lawn Terrace. The seating area would be located approximately 12m from No.5 Lawn Terrace and would not directly adjoin the property as was the case with the previous application in 2009. Officers consider that this distance and the restricted operating hours would prevent any unacceptable impacts to the living conditions of the residential properties on Lawn Terrace by way of noise disturbance.
- 7.11 The distance between the forecourt and nearest window at Selwyn Court is approximately 7.5m. These windows serve the communal staircase for the entrance on Lawn Terrace and are located at first floor level and above. Selwyn Court addresses both Blackheath Village and Lawn Terrace. The building is mixed use with commercial premises at ground floor and is located within the Blackheath District Centre. The restrictions to the operating hours of the forecourt and the distance to the nearest residential windows are also considered sufficient to ensure a neighbourly impact to the residential accommodation on the upper floors.
- 7.12 It is noted that the objections from local residents reference a history of complaints relating to noise and other antisocial behaviour deriving from customers leaving the restaurant and entering Lawn Terrace. However, it is not clear that formalising the use of the forecourt would add to this problem given that the forecourt would have an increased staff presence to provide table service for the dining area, and would not be open for customer business later than 8pm in the evening. It is also noted that the Council’s Environmental Health Department did not raise any objections to the proposal.

- 7.13 Officers consider that the revisions made to the 2009 application would mitigate potential noise disturbances and other unneighbourly impacts to the surrounding residential properties. The proposal would therefore comply with DM Policy 17.

Impact on the Blackheath Conservation Area

- 7.14 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that (in summary) with respect to any buildings or other land in a conservation area, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.
- 7.15 Chapter 16 of the revised NPPF relates to conserving and enhancing the historic environment. The principles and policies set out in Chapter 16 apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making, decision-taking and design.
- 7.16 The proposal does not include any external alterations to the property beyond the four tables to be located to the eastern side of the forecourt. Alfresco dining areas are an established part of the Blackheath District Centre and as such, the proposal is considered appropriate for a restaurant. The proposal is therefore considered to preserve the character of the Blackheath Conservation Area in accordance with DM Policy 36.

8.0 Local Finance Considerations

- 8.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 8.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 8.3 The applicant has completed the relevant form however; CIL is not payable on this application

9.0 Equalities Considerations

- 9.1 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.2 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;

- (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
- (c) foster good relations between people who share a protected characteristic and persons who do not share it.

9.3 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

9.4 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11, which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>

9.5 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

9.6 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

9.7 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

10.0 Human Rights Implications

10.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way, which is incompatible with the European Convention on Human

Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including

- Right to a fair trial
- Respect for your private and family life, home and correspondence
- Peaceful enjoyment of one's property

10.2 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.

10.3 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with Convention rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

11.0 CONCLUSION

11.1 This application has been considered in the light of policies set out in the development plan and other material considerations.

11.2 Officers consider that the proposal would have an acceptable impact on the surrounding residential properties given the restrictions to the area of the forecourt being used for alfresco dining and the proposed operating hours. The modest changes to the exterior of the property would ensure that the development would preserve the character and appearance of the Blackheath Conservation Area. Therefore, the proposed development is recommended for approval.

RECOMMENDATION

GRANT PERMISSION subject to the following conditions:-

- (1) The ground floor bar area shall not be used other than as ancillary accommodation to the first floor restaurant and shall not be used as a separate trade or business.

Reason: In order that the Council may be satisfied as to the intensity of the use and to safeguard the amenities of adjoining occupiers and the area generally in accordance with DM Policy 17 Restaurants and cafés (A3 uses) and drinking establishments (A4 uses).

- (2) The windows at ground floor level shown on drawing nos.7178/003 and 7178/004 shall not be opened at any time during customer opening hours.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with DM Policy 17 Restaurants and cafés (A3 uses) and drinking establishments (A4 uses) and DM Policy 26 Noise

and Vibration of the Development Management Local Plan (November 2014).

- (3) The approved ventilation system shall be permanently maintained in accordance with the approved specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) and drinking establishments (A4 uses) of the Development Management Local Plan (November 2014).

- (4) No music or amplified sound system shall be used which is audible outside the premises or within adjoining buildings.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration of the Development Management Local Plan (November 2014).

- (5) The premises shall not be open for customer business between the hours of 24:00 and 8.00.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and, DM Policy 17 Restaurants and cafés (A3 uses) and drinking establishments (A4 uses) and DM Policy 26 Noise and Vibration of the Development Management Local Plan (November 2014).

- (6) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2015 or any Order revoking, amending or re-enacting that Order, the premises shall not be used for any purpose other than the sale of food or drink for consumption on the premises, except with the prior consent of the local planning authority.

Reason: To ensure that the use does not result in parking and congestion in surrounding streets, and to safeguard the amenities of adjacent premises.

- (7) The outdoor seating area in the front forecourt shall be used in accordance with plan no. LC/BH/500/01 and shall only be open for customer business between the hours of 12:00 and 20:00.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and, DM Policy 17 Restaurants and cafés (A3 uses) and drinking establishments (A4 uses) and DM Policy 26 Noise and Vibration of the Development Management Local Plan (November 2014).

INFORMATIVES

- (1) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application

enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place, which resulted in further information being submitted.