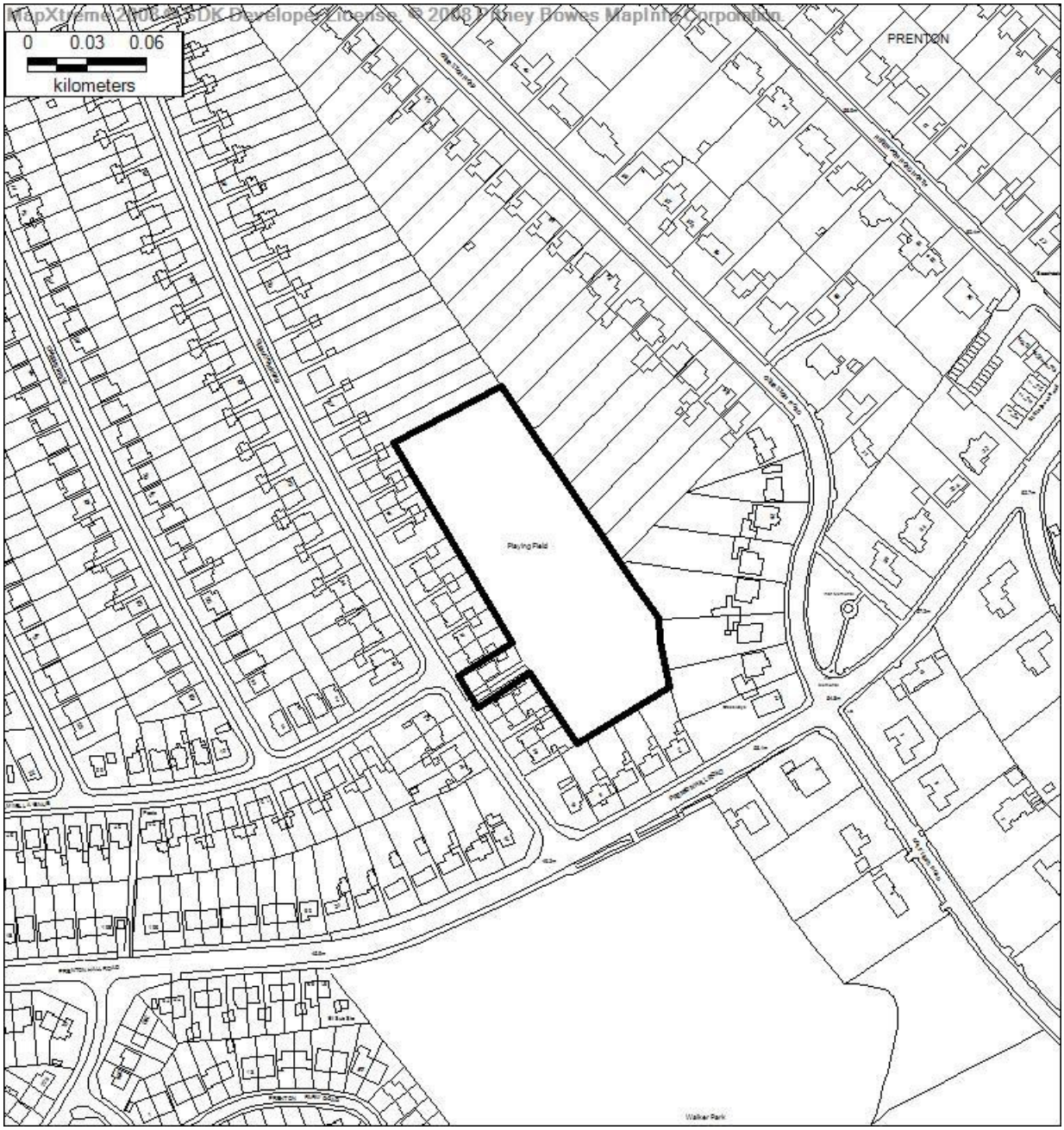
Planning Committee
16 August 2018

Reference:	Area Team:	Case Officer:	Ward:
APP/18/00522	**South Team**	**Ms J Storey**	**Prenton**

Location:	Former Pershore House School Playing Fields, off GLENAVON ROAD, PRENTON
Proposal:	Demolition of no. 81 Glenavon Road and its replacement with a single dwelling and domestic curtilage, and the erection of 28 x 4 bedroom detached dwellings all to be accessed from a new single point of access via Glenavon Road.
Applicant:	Elite Land Group Ltd
Agent :	Roman Summer Associates Ltd

Site Plan:



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Development Plan designation:
Primarily Residential Area
Sports Ground

Planning History:

Location: Pershore House School Playing Fields, GLENAVON ROAD, PRENTON
Application Type: Outline Planning Permission
Proposal: Change of use to a residential development (Outline application with all matters reserved) (amended description).
Application No: OUT/14/00407
Decision Date: 19/02/2016
Decision Type: Refuse

Location: 81 GLENAVON ROAD, PRENTON, CH43 0RD
Application Type: Full Planning Permission
Proposal: Change of use from former playing field to land for a nursing home.
Application No: OUT/10/01080
Decision Date: 25/02/2011
Decision Type: Refuse

Location: Playing fields east 59-89 Glenavon Road,Prenton,L43 0RD
Application Type: Full Planning Permission
Proposal: Change of use from Local Authority playing fields to private tennis club
Application No: APP/80/16743
Decision Date: 27/11/1980
Decision Type: Refuse

Location: Pershore House School Playing Fields Glenavon Road and 81 Glenavon Road Prenton, Wirral, CH43 0RD (amended location)
Application Type: Outline Planning Permission
Proposal: Residential development.
Application No: OUT/05/05633
Decision Date: 03/06/2005
Decision Type: Refuse

Location: South-east end of playing fields, rear of 83-89, Glenavon Road, Prenton. L43 0R
Application Type: Outline Planning Permission
Proposal: Erection of three detached dwellings and relocation of existing pavilion.
Application No: OUT/89/07584
Decision Date: 16/01/1990
Decision Type: Refuse

Location: South east end of playing fields, rear of 83-89, Glenavon Road, Prenton. L43 0R
Application Type: Outline Planning Permission
Proposal: Erection of three detached bungalows with garages, (outline).
Application No: OUT/91/06902
Decision Date: 13/12/1991
Decision Type: Refuse

Location: 81 Glenavon Road and land rear of 59-89 Glenavon Road Prenton, Wirral, CH43 0RD
Application Type: Outline Planning Permission
Proposal: Erection of a single storey 40 bed nursing home (outline)
Application No: OUT/07/06013
Decision Date: 18/12/2007
Decision Type: Withdrawn

Location: 81 Glenavon Road and former Pershore House School Playing Fields, Prenton, CH43 ORD
Application Type: Outline Planning Permission
Proposal: Change of use to residential development (Outline application, all matters reserved)
Application No: OUT/16/01073
Decision Date: 09/11/2016
Decision Type: Withdrawn

Appeal Details

Application No	OUT/91/06902
Appeal Decision	Dismissed
Appeal Decision Date	17/09/1992
Application No	OUT/10/01080
Appeal Decision	Dismissed
Appeal Decision Date	02/09/2011
Application No	OUT/14/00407
Appeal Decision	Allowed
Appeal Decision Date	04/11/2016

Summary Of Representations and Consultations Received:

REPRESENTATIONS
Having regard to the Council's Guidance on Publicity for Planning Applications, letters were sent to 62 properties and site notices displayed at the site. At the time of writing this report, 25 objections have been received. The objections relate to:

1. The land is protected by a covenant and cannot be built on
2. loss of light
3. does not appear to be affordable housing as per original plans
4. Impact on privacy
5. increase in traffic and impact on the existing road network, including waste collection, emergency service sand safety issues
6. overdevelopment of the site
7. Increase in noise and general disturbance
8. wildlife on the site
9. covenant removed for a sum of money
10. application rejected at appeal
11. drains could not cope with additional pressure
12. to add insult to injury we learn that instead of 50 affordable homes the development consists of have as many luxury homes
13. overcrowding
14. Glenavon Road is used as a cut through, traffic already too high
15. concerned about the single access to the site
16. Previous plans have been rejected on the site, why allow this?
17. It would be dangerous to build on the land due to the lack of access for emergency vehicles
18. disruption to wildlife and residents
19. the field should be used for local children (local football teams)
20. adverse impact due to volume of housing
21. land was left for the use of the children in a covenant, however it has now been sold by thee council
22. Impact of wildlife (bats, birds, foxes and Great Crested newts)
23. Prenton primary is already full
24. reconsider the number of dwellings and the house type
25. understand that the covenant on the field has been sold to the council for £270,00

CONSULTATIONS
Engineers - no objection

Environmental Protection - No Objections

REASON FOR REFERRAL TO PLANNING COMMITTEE
Over 25 separate letters of objection have been received and as such, under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee. The application has been advertised as a departure.

INTRODUCTION
The proposal is a full application for the demolition of no 81 Glenavon Road and its replacement with a single dwelling and the construction of 28, 4 bedroomed detached dwellings.

PRINCIPLE OF DEVELOPMENT
The proposed development is a departure from the Wirral Unitary Development Plan (UDP), as the site is identified as a sports ground on the UDP Proposals Map and in UDP Proposal RE6 'Sports Grounds for Protection from Development'. Material considerations must be identified to outweigh the provisions of the statutory development plan in favour of the application before planning permission could be granted.

SITE AND SURROUNDINGS
The site is a land locked field surrounded by on all sides by houses. Access to the site would be gained from between 81 and 83 Glenavon Road which are large two storey dwelling houses. 81 is a detached dwelling and as part of the permission would be demolished to ensure adequate access is provided into the site.

POLICY CONTEXT
The proposal for the erection of a residential development on a former private school playing field, which is a departure from the Wirral Unitary Development Plan because the site is identified as a sports ground on the UDP Proposals Map and in UDP Proposal RE6. The aim of Proposal RE6 is to protect the provision of playing fields within the urban area.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting, which can be secured through planning conditions.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations that could weigh in favour of the proposal in this particular case include:

- the extent of conformity with the National Planning Policy Framework (NPPF);
- the emerging Core Strategy for Wirral;
- future prospects of the site being used as a sports ground;
- the provision to be made for replacement facilities, including the availability of an alternative site;
- the suitability of the site for new housing development; and
- the need for affordable housing.

Material Policy Considerations
NPPF(revised on 24 July 2018), is a significant material consideration in relation to this proposal, it sets a presumption in favour of sustainable development and makes it clear that access to a network of high quality open space and opportunities for sport and physical activity important for the health and well-being of communities. UDP Proposal RE6 is partially updated in that it states that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:

- an assessment clearly shows the land to be surplus to requirements; or
- the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location (paragraphs 11, 96 and 97 refer).

The Core Strategy Proposed Submission Draft, which has been approved the Council as material consideration in the determination of planning applications could carry some weight, insofar as it's

consistent with NPPF. Draft Policy CS31 would protect land use for sport unless it can be demonstrated:

- the site is genuinely surplus and not required for required for another recreational purpose;
- it has been continuously marketed at realistic prices and there is no reasonable prospect of re-use for recreational purposes;
- it is not needed for other purposes such as landscape character, biodiversity, drainage of flood defence;

it would be replaced with an equivalent or better facility to serve the same community.

NPPF paragraph 96 indicates that planning policies should be based on robust up-to-date assessments and information gained should be used to determine what provision is needed, which plans should seek to accommodate.

The latest Playing Pitch Strategy, adopted as a material consideration in the determination of planning applications by Council on 11 December 2017 (Minute 97 refers), indicates that for the Claughton, Oxton and Prenton area that there is:

- a current shortfall of an artificial 3G football playing pitch;
- a current shortage shortfall of 2 mini match sessions for football increasing to a potential shortfall of 0.5 youth and 7 mini match sessions by 2025;
- a current shortfall of 16 rugby match sessions, potentially increasing to 18 by 2025; and
- a potential need to re-surface artificial pitches for hockey by 2025.

With regard to Glenavon Road Playing Field, the Strategy indicates that if disposal of the site is inevitable it must meet the requirements of the second criterion of former paragraph 74 of NPPF (now at paragraph 97 b). This requires replacement provision of an equivalent or better quantity and quality in a suitable location.

Material Site Considerations

Playing Field Matters

Glenavon Road Playing Field is a former private school playing field, which is now in separate private ownership and is vacant. The site is entirely surrounded by housing within the adjoining Primarily Residential Area as shown on the UDP Proposal Map. The former school ceased to exist following the grant of planning permission on 25 Jan 2002 for the construction of flats at 9 Prenton Lane (ref: 01/07005). It is understood that the playing field has previously been used for junior football by Glenavon JFC, which has since grown to become one of the largest clubs in Wirral and now uses larger alternative facilities at Woodchurch Road as well as other sites elsewhere. The applicant states that the school closed in 2000 and that the playing fields at Glenavon Rd have not been used since then.

Sport England, a statutory consultee, has objected to this planning application on the grounds that the application conflicts with their objective to: Protect - To protect the right opportunities in the right places. NPPF paragraph 74 (now paragraph 97 and unchanged) must still apply and has no limitations on its role in making decisions. The robust and up to date evidence in the Council's Playing Pitch Strategy must inform the planning decision as recognised in paragraph 73 (now replaced at paragraph 96) in the NPPF.

If suitable compensation measures can be put in place and secured by a condition or a S106 then they would be happy to reconsider this objection.

A previous outline planning application for housing development with an offer for funding to secure alternative playing pitch provision (reference OUT14/00407) was refused by Planning Committee on 18 February 2016.

A subsequent appeal has been allowed. The Planning Inspector after taking account that the Council's previous 2004 Playing Pitch Strategy showed no shortfall in provision stated in his decision letter that "The National Planning Policy Framework indicates that the loss of open space, including playing fields should be replaced by equivalent or better provisioning a suitable location, and Policy CS31 of the Core

Strategy Proposed submission Draft contains similar wording (although this emerging plan is in its very early stages and carries very little weight). Both the Council and Sport England argue that alternative sports provision should be made if the site is developed for housing. In this case, however, it would be appropriate to do so, because in effect the site currently has no sports or open space value, nor has it had any such value for a long time. As private land it has no access for informal recreation, nor is there any evidence in this area of such land. As a school playing field it is redundant, the school is long gone and there is no evidence of another school wishing to acquire it. As a sports field for the wider community it has been little used: When Pershore House School was operational, the Head Teacher offered the use of the playing field to a football club for use outside school hours, but this was opposed by residents on the grounds of noise and disturbance - the field is surrounded by residential development and has a narrow access and the arrangement was terminated" the Inspector concluded that "there is thus no educational playing field or public sports facility to replace: even before the school closed, the playing field did not contribute to any significant degree to the provision of sports pitches for the wider community and the site has made no open space or sports contributions all for the past 16 yrs. In these circumstances it would not be appropriate to seek alternative playing field provision through a planning obligation or Grampian condition, such an approach would fail the test of necessity and since no site has been identified, it would unnecessarily and potentially indefinitely delay the provision of housing".

Sport England had originally objected to the previous outline planning application on the basis that it is was not clear where the replacement junior pitches would be located and that it is not certain what works would need to be undertaken to create the pitches and what maintenance arrangements would be in place, but indicated that the timing of the use of a developer contribution is not critical as the application site at Glenavon Rd is not used and would have no immediate impact on any existing users. Nevertheless, Sport England wanted a reasonable degree of certainty that the funding could be used to provide a facility of at least equivalent quantity and quality.

The Proposed Housing

The existing site is entirely surrounded by the adjoining Primarily Residential Area as shown on the UDP Proposal Map. UDP Policy HS4 (New Housing Development) would be relevant to the assessment of the proposed dwellings. Any residential proposal should be of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development, the proposal should not result in a detrimental change in the character of the area. All proposals whose main elevations that are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

The National Planning Policy Framework states that good design is a key aspect of sustainable development, but decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness

Affordable Housing
UDP Policy HSG4 enables the Local Planning Authority to negotiate for affordable housing, where appropriate. The findings in the Council's Strategic Housing Market Assessment Update 2010 (SHMA), indicates an annual need for 129 affordable housing units within the Electoral Ward of Prenton based on the Government's CLG model of 2007. A market balance approach (based on the Consultant's own model - Scenario B) shows a need for 2,343 affordable units by 2029 (117pa). To address this, the Council normally requires schemes of this size to provide affordable housing at rate of 20% on site, unless it can be demonstrated that the site is not viable.

A financial viability assessment has been submitted and sent to an in dependant consultant for assessment. The consultant has confirmed that 20 % affordable housing can be secured on the site or if the provision is to be off site then the full 4% of the total value of the development is viable. The applicants have confirmed that following discussions with a number of registered providers, the affordable housing provision will be secured on site.

APPEARANCE AND AMENITY ISSUES

The proposal would remove the potential for noise and disturbance from sports activities on land immediately behind the housing along Glenavon Road, Prenton Hall Road and Osmaston Road.

The submitted drawing show 28 dwellings, each with front parking/amenity space and a rear garden comparable with the dwellings located on Glenavon Road. Visually the siting of the dwellings on this site maintains the character of the area with semi-detached dwellings evenly spaced on either side of the new access road and provides sufficient spacing to secure appropriate living standards and separation distances. It is considered that dwellings could therefore be accommodated within the site without detriment to neighbouring properties, offering sufficient amenity space without detriment to the existing neighbouring properties.

The design of the properties are traditional in style with bay windows and stone cill and headers and will complement the surrounding properties. The dwellings will be constructed in a mix of brick and render

With regards to the outline application, and following the receipt of the representation stating that there was wildlife on the land the applicant was asked to prepare an ecological survey. This has been appraised on behalf of the Council by Merseyside Environmental Advisory Service (MEAS) who have concluded that the survey is acceptable. There will be no impact on Great Crested Newt as the site is isolated from the nearest GCN records by housing and roads and there are no ponds within the zone of influence of the site. There are no features within the red line boundary which provide bat roost potential within the site. The features that provide opportunities for bat foraging are along the boundaries of the site along with extensive foraging opportunities within the adjacent gardens. It is unlikely the development (and therefore the loss of) the grass playing field would have a significant effect on the local bat population.

Response to objections

Too many houses / overdevelopment

It is considered that this is an efficient use of land within the urban area and reflective of the density of its residential surroundings.

Too much traffic, lack of parking, and road safety concern
Highways have assessed the submitted Transport Statement, which pays attention to the safety and efficiency of the site access and circulation, and considered the likely wider impacts, concluding that those would be negligible. Car parking has been provided strictly in accordance with the Council's standards. There are no objections on highway grounds

Loss of privacy / proximity to existing homes / loss of light
The applicants have amended the scheme slightly to respond to ensure that the entire scheme accords with all standard interface distances, such that there will be no loss of light or privacy.

A number of observers refer to the Covenant that is in place
This is a separate legal matter outside the planning system, and will be dealt with accordingly. Added to which this matter was not deemed to be an issue by the Inspector in allowing the appeal.

Impact on wildlife
The application is supported by ecological survey work. In short, the ecological survey found no evidence of any protected species, but has made a number of recommendations, which form part of the attached conditions.

Loss of views
The applicants have complied with all recognised interface and other standards, such that there will be no material harm to any factor or feature of amenity.

The houses are "not in keeping"
It is considered that the proposed houses are well designed to respond to the prevailing type and character of housing in the local area.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

As discussed above the proposal meets these guidelines.

HIGHWAY/TRAFFIC IMPLICATIONS
There are no Highway Implications relating to this proposal. The Engineers have no objections to the scheme with regards to the capacity of the highway, traffic safety and parking.

ENVIRONMENTAL/SUSTAINABILITY ISSUES
The Joint Waste Local Plan for Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. Conditions for sustainable waste management are proposed to ensure compliance with the Joint Waste Local Plan for Merseyside and Halton.

It is considered that residential development would not result in a detrimental impact onto the character of the area and would be acceptable in terms of the criteria set out in UDP Policy HS4 and the NPPF.

CONCLUSION
The site has a planning history in which housing development has been refused and dismissed at appeal up to 2010. Although local and national policy indicates that playing fields should not be built on unless assessed to be surplus to requirements, or the loss can be replaced with equivalent or better, or development is for alternative sport provision, planning permission for residential development has subsequently been granted upon appeal on 4 November 2016. The Inspector found there was no convincing evidence that the site is likely to be taken up for pitches or any other form of open space and the value to the district of new housing far outweighs the loss of a long-redundant school playing field, which has made almost no contribution to the community as open space or as a sports field. The applicants have been asked to make a contribution to provide a facility of at least equivalent quantity and quality to address the objection from Sport England. The applicants have declined on the basis that it is not financially viable to do so, on top of a contribution for affordable housing. The conclusions in the Playing Pitch Strategy were made in August 2016, but were not formally adopted as a material consideration by the Council until 11 December 2017 (minute 97 refers) and did not, therefore, feature in the Inspector's deliberations. It is not possible to say whether if the Inspector would have come to a different conclusion on the proposals at that time. However, the extant planning permission granted through the appeal decision and the Inspectors comments in relation to the former playing pitch are a significant material consideration. It is, therefore, considered that a recommendation for refusal is unlikely to be sustained; but the application remains subject to referral to the Secretary of State in view of the Objection from Sport England which remains in place.

The proposed housing should make a contribution to the affordable housing supply. The requirement in this instance is 20% on site or 4% off site unless it can be demonstrated that the proposed development will not be viable. In this instance the scheme will deliver the required number of affordable houses within the current scheme.

Summary of Decision:
Having regards to the individual merits of this application the decision to grant Planning Permission has

been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Although local and national policy indicates that that playing fields should not be built on unless assessed to be surplus to requirements, or the loss can be replaced with equivalent or better, or development is for alternative sport provision, planning permission for residential development was granted upon appeal on 4 November 2016 after the Inspector found there was no convincing evidence that the site is likely to be taken up for pitches or any other form of open space.

The proposed housing would make a contribution to the affordable housing supply and is capable of compliance with UDP Policy HS4 and the National Planning Policy Framework. Furthermore, It is considered that residential development in terms of design, scale and layout would not result in a detrimental impact onto the character of the area and would be acceptable in terms of the criteria set out in UDP Policy HS4 and the NPPF.

Recommended Decision: **Approve subject to the response from consultation following referral to the Secretary of State.**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   ***Reason*:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Details of materials for all external work including samples,shall be submitted to and approved by the Local Planning Authority before any work is commenced.

   Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

3. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

   Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM9 of the Waste Local Plan.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

   Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and in the interest of visual amenity and to comply with UDP HS4

5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development.

The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and conservation and to comply with Policy HS4 of the Wirral Unitary Development Plan.

6. No development shall commence until a landscaping plan has been submitted to and approved in writing by the Local Planning Authority. The landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

7. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy HS4of the Wirral Unitary Development Plan.

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy HS4 of the Wirral Unitary Development Plan.

9. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

10. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

Reason: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land, to ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees and hedgerows and the amenities of neighbouring properties, having regard to Policy HS4 and GR7 of the adopted Wirral Unitary Development Plan.

11. Notwithstanding the site plan submitted with the application, construction of the development hereby approved shall not commence until the Local Planning Authority has approved in writing details and a timetable of works to provide an access road within the site. The work

shall be implemented in accordance with the approved plans prior to the first occupation and retained as such thereafter.

Reason: In the interest of highway safety and to comply with UDP Policy HS4 Criteria for new development.

12. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20th April 2018 and listed as follows: RBA_294_(2) _A101, RBA_294_(2)_A102, RBA_294_(2) _A002, RBA_294_(2)_ A103, - RBA_294_(2)_A108, RBA_294_(2)_A107, RBA_294_(2)_A109, RBA_294_(2)_A110 RBA_294_(2)_A104, RBA_294_(2)_A105, RBA_294_(2)_A106, RBA_294_(2)_A210, 18-1011-210 REVP3 and the following plans recieved by the Local Planning Authority on 17th May 2018 and listed as follows: RBA_294_(2)_A202 Rev P02, RBA_294_(2)-_A004,REV P02 RBA_294_(2)_A005 REV P02, RBA_294_(2)_A0046 REV P02, RBA_294_(2)_A003, REV P02, RBA_294_(2)_A004, REV P02.

Reason: For the avoidance of doubt and to define the permission.

Further Notes for Committee:

Last Comments By: 09/07/2018
Expiry Date: 20/07/2018