

PLANNING APPLICATIONS COMMITTEE

18 October 2017

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, Johnson, Kelley, Knowles, Lister, Lyonette, McEwan, Regan, J Taylor and Tostevin (11)

APOLOGIES – Councillor Lee. (1)

ABSENT – Councillor Cartwright. (1)

OFFICERS – Dave Coates, Planning Development Manager, Paul Ibbertson, Engineer within Services for Growth and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (3)

PA26. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA27. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 26 September 2017.

RESOLVED – That the Minutes be approved as a correct record.

NOTE - APPLICATIONS FOR PLANNING PERMISSION – The following standard conditions are referred to in those Minutes granting permission or consent:-

Code No.	Conditions
A3	Implementation Limit (Three Years) The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
A5	The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason - To accord with the provisions of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990.
B4	Notwithstanding any description of the external materials in the submitted application, details of the external materials to be used in the carrying out of this permission (including samples) shall be submitted to, and approved by, the Local Planning Authority in writing prior to the commencement of the development and the development shall not be carried out otherwise than in accordance with any such approved details. Reason - In order that the Local Planning Authority may be satisfied as to the details of the development in the interests

	of the visual amenity of the area.
E2	A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing and, upon approval of such schemes, it shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by, the Local Planning Authority, and thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority. Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.
E5	Prior to the development hereby permitted being first occupied, or within such extended time as may be agreed in writing with the Local Planning Authority, the site shall be enclosed, on all boundaries, except at the permitted point of access, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Reason - To safeguard the visual amenities of the locality and privacy of adjoining properties.
PL	The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below, ^IN; Reason - To define the consent.

PA28. APPLICATION FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

17/00582/FUL - St Clare's Abbey, Carmel Road North, Darlington. Conversion of Nunnery and Chapel into 10 No. dwellings and retention of existing gatehouse as private dwelling with associated internal and external alterations. Demolition of ground floor lean to building, widen existing driveway to create new vehicular access off Carmel Road North, erection of timber stables, creation of parking areas, horse arena, 3G football pitch (for private use) and associated landscaping works (amended description)(amended plans and additional information received 14 September 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of an objector, whom Members heard).

RESOLVED - That planning permission be granted, subject to the following conditions :-

1. A3 – Implementation Limit (Three Years).
2. The 3G astro-turf football pitch, stables and horse riding arena hereby approved, shall be used for private purposes incidental to the enjoyment of the occupants of Dwelling No 1, (as shown on the approved plans), only and not for commercial

purposes.

Reason - In the interest of residential amenity and highway safety.

3. No lighting shall be installed as part of the 3G astro-turf football pitch or horse riding arena associated with the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity and the setting of the heritage assets.

4. Notwithstanding the provisions of the Town and Country Planning (General Development) (England) Order 2015 (or any order revoking or re-enacting that order) no development of the types described in Schedule 2, Part 1, Class A to Class H shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made.

Reason - In order not to prejudice the amenities of the adjoining properties and in order that the Local Planning Authority is able to exercise control over future development of the site and consider the setting upon the heritage assets.

5. Notwithstanding the provisions of the Town and Country Planning (General Development) (England) Order 2015 (or any order revoking or re-enacting that order) no development of the types described in Schedule 2, Part 2, Class A shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made.

Reason - In order to safeguard the setting of the heritage assets.

6. Prior to the construction of the stable building, the horse arena, the 3G pitch and any new hard standing areas such as car parking spaces, an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of the visual appearance of the locality.

7. The development hereby approved shall not be carried out otherwise than in complete accordance with the mitigation measures contained within Section H of the document entitled "Bat Survey St Clare's Abbey, Durham" dated September 2017 and produced by E3 Ecology Limited unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of the ecology of the site and to safeguard habitats of protected species.

8. Prior to the commencement of the development, a detailed scheme for the disposal of surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework 2012.

9. Prior to the commencement of the development and/or each subsequent phase of development, a Demolition and Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The plans shall include the following:

- (a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the demolition and construction phases of the development. The Dust Assessment Report shall take account of the guidance

contained within the Institute of Air Quality Management “Guidance on the assessment of dust from demolition and construction” February 2014.

- (b) Methods for controlling noise and vibration during the demolition and construction phase and shall take account of the guidance contained within BS5228 “Code of Practice for noise and vibration control on construction and open sites” 2009.
- (c) Construction Traffic Routes, including parking areas for staff and visitors.
- (d) Details of wheel washing.
- (e) Road Maintenance.
- (f) Warning signage.

The development shall not be carried out otherwise in complete accordance with the approved Plan.

Reason - In the interests of residential amenity and highway safety.

- 10. Construction and demolition work for each phase of the development, including the use of plant and machinery (including generators) as well as deliveries to and from the site, shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-14.00 Saturday with no activities on a Sunday and Bank/Public Holidays without the prior written permission from the Local Planning Authority.

Reason - In the interests of residential amenity.

- 11. Notwithstanding the details shown on the approved plans, the gated access on the northern boundary of the site onto Cardinal Gardens shall not be used for vehicular or pedestrian access to and from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity.

- 12. Prior to the occupation of the first dwelling, precise details showing the removal of the existing vehicular access through the gate house including the reinstatement of footways and widening of the existing access and provision of new footway shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall also be fully implemented prior to the occupation of the first dwelling.

Reason - In the interests of highway safety.

- 13. In order to ensure that no loose material is pulled onto the highway the first 10m of the drive within the site should be constructed in a sealed material (i.e. not loose gravel). A cut off drain preventing surface water runoff from entering the adopted highway should also be provided across the access junction. The sealed material and the drain shall be fully implemented prior to the occupation of the first dwelling.

Reason - In the interests of highway safety.

- 14. The development hereby approved shall not be carried out otherwise than in complete accordance with the document entitled “Methods Statements – Version 01” dated 14 September 2017 and produced by Xsite Architecture unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to safeguard the setting and significance of the heritage asset in accordance with the National Planning Policy Framework 2012 and CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document 2011.

- 15. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:

- (a) Drawing Number 215 11B Ground Floor & Basement Demolition Plan
- (b) Drawing Number 215 12 – First Floor Demolition Plan
- (c) Drawing Number 215 13 – Second Floor Demolition Plan
- (d) Drawing Number 215 31A North & South Demolition Elevations
- (e) Drawing Number 215 32 – West and East Demolition Elevations

- (f) Drawing Number 215 33 – Demolition Elevations AA & BB
- (g) Drawing Number 215 34 – Demolition Elevations CC & DD
- (h) Drawing Number 215 35 – Demolition Elevations EE & FF
- (i) Drawing Number 215 36 – Demolition Elevations GG & HH
- (j) Drawing Number 215 37 – Demolition Entrance Elevation
- (k) Drawing Number 220 01C Proposed Basement and Ground Floor Plan
- (l) Drawing Number 220 02 – Proposed First Floor Plan
- (m) Drawing Number 220 03B – Proposed Second Floor Plan
- (n) Drawing Number 221 21B – Proposed Elevations AA & BB
- (o) Drawing Number 221 22A Proposed West & East Elevations
- (p) Drawing Number 221 24 – Proposed Elevations CC & DD
- (q) Drawing Number 221 25A Proposed Elevations EE & FF
- (r) Drawing Number 221 26A Proposed Elevations GG & HH
- (s) Drawing Number 221 27 – Proposed Entrance Elevation
- (t) Drawing Number 212 12F - Proposed Site Plan
- (u) Drawing Number 212 13A Proposed Site Plan Tree Locations
- (v) Door Schedule Rev A
- (w) Window Schedule Rev A
- (x) Drawing Number 256 01 Retained wall nib detail sheet 1
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- (hh) Electrical cabling drawing - Ground Floor for Dwelling No 1
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- (kk) Heating system drawing - Ground Floor for Dwelling No 1
- (ll) Heating system drawing - First Floor for Dwelling No 1
- (mm) Heating system drawing - Second Floor for Dwelling No 1
- (nn) Radiator images for Dwelling No 1
- (oo) Stable drawing by Colt dated 31.08.17

Reason - To ensure the development is carried out in accordance with the planning permission.

17/00358/FUL - Land off Middleton Road, Middleton Road, Sadberge Darlington.
Erection of 25 no. dwellings and provision of access from Middleton Road (Amended plans received 5th September 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of the applicant's agent, two objectors and the objections of Sadberge Parish Council that had been received).

RESOLVED – (a) That the Director of Economic Growth be authorised to negotiate an agreement under Section 106 of the Town and Country Planning Act 1990 to secure planning obligations that are appropriate for the development covering :-

- (i) sustainable transport contribution of £30,000; and
- (ii) affordable housing

(b) That, subject to the satisfactory completion and signing of that Agreement within a period of three months from the date of this meeting, planning permission be granted subject to the following conditions : -

1. A3 Implementation Limit (18 months).
2. PL (Accordance with Plan) -
 - Drawing No. 3 Proposed development Layout (6th October 2017)
 - Typical Garage details (6th October 2017)
 - House Type A Plans / elevations
 - House Type B Plans / elevations
 - House Type C Plans / elevations
 - House Type E Plans / elevations
 - House Type F Plans / elevations
3. B4 Details of Materials (samples).
4. E2 Landscaping (Submission).
5. E5 Boundary Treatment (Submission).
6. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
 - (a) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 20% of housing units;
 - (b) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - (c) The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
 - (d) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - (e) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- Reason** - To comply with Council Housing Policy.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order [2015] (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or other alteration of the premises, including any additional structures/building within the curtilage of the site, shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made.
Reason - In order not to prejudice the amenities of the adjoining properties and in order that the Local Planning Authority is able to exercise control over future development of the site.
8. The garaging, car ports, hardstanding and car parking areas shown on drawing No. 3 (dated 6th October 2017) and 'Typical Garage details' (dated 6th October 2017) shall be provided prior to the dwelling to which they relate being first occupied and thereafter they shall be retained permanently available for parking purposes and for

no other purpose without the prior written permission of the Local Planning Authority.

Reason – To safeguard the residential amenities of the neighbourhood and to ensure the provision of adequate off-street parking accommodation to serve the dwellings.

9. The open car ports provided for dwellings 12 and 13 as shown on drawing No. 3 (dated 6th October 2017) and 'Typical Garage Details' (dated 6th October 2017) shall remain open parking spaces and no garage doors or gates shall be installed on the frontage of the structure without the prior written consent of the Local Planning Authority to whom a planning application must be made.

Reason – To prevent blocking of the turning facility and to ensure the provision of adequate off-street parking accommodation to serve the dwellings.

10. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled 'Flood Risk Assessment and Surface Water Management Strategy' dated March 2016 and ensure that foul flows discharge to the foul sewer at manhole 2601 and ensure that surface water discharges to the CSO overflow water sewer at manhole 1502. The surface water discharge rate shall not exceed the available capacity of 5 l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Local Lead Flood Authority.

Reason – To prevent the increased risk of flooding from any sources in accordance with the NPPF.

11. The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- (a) Detailed design of the surface water management system
- (b) A build program and timetable for the provision of the critical surface water drainage infrastructure
- (c) A management plan detailing how surface water runoff from the site will be managed during construction Phase
- (d) Details of adoption responsibilities;
- (e) Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement;

The buildings hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

Reason - To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

12. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Surface Water Management Strategy Report no 4717/FRA01C Dated March 2016, Revision B dated 22/9/2017 and the following mitigation measures detailed within the FRA

- (a) Surface water flows from the site will be restricted to 5l/sec

- (b) All storm events up to and including the 1 in 100+40%cc will be contained within the surface water drainage system
- (c) The Pipe drainage networks including the 1 in 100+40%cc will be adopted by Northumbrian Water

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

- 13. No dwellings should be occupied until the surface water management system for the development or any phase of the development is in place and fully operational. A maintenance plan detailing how the surface water management system will be maintained during the construction phase must also be submitted and approved in writing by the Local Planning Authority.

Reason - To reduce flood risk and ensure satisfactory long term maintenance for the lifetime of the development.

- 14. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The plan shall include details for wheel washing, a dust action plan, the proposed hours of construction, vehicle routes, road maintenance, and signage. The development shall not be carried out otherwise than in accordance with the approved Construction Management Plan.

Reason - In the interests of highway safety.

- 15. No development shall commence until a vehicle swept path analysis has been undertaken and approved to support the movement framework for emergency vehicles, refuse and service vehicles for the internal network and, where appropriate, in respect of the off-site highway proposals, details of which shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of highway safety.

- 16. Precise details of the off-site highway works required to access the site and mitigate the development impact shall be submitted and approved by the Local Planning Authority prior to the commencement of the development. The submitted details shall include the formation of a new site access junction, the provision of a new footway along the frontage of the development on Middleton Road connecting into the surrounding infrastructure, a traffic calming feature at the entrance to the 30mph speed limit, resurfacing of Middleton Road to remove the coloured ripple print surface and resurfacing on the approaches to comply with current skid resistance policy. The development shall not be carried out otherwise than in complete accordance with the approved details and the works should be complete prior to occupation of the first dwelling.

Reason - In the interests of highway safety.

- 17. Prior to the first occupation of the homes hereby approved confirmation of the type of noise barrier and the noise amelioration measures to be incorporated into the facades of the dwellings fronting onto Middleton Road must be submitted to, and agreed in writing by, the Local Planning Authority. Details for the noise barrier must include construction materials, method of construction and its exact location on site. The submitted documents for the facades of the dwellings shall include calculations

to show that for the specified glazing and ventilation strategy sound levels detailed in 'BS:8233 Sound Insulation and Noise Reduction for Buildings' can be achieved for living rooms and bedrooms fronting onto Middleton Road.

Reason - To protect the amenities of the occupiers of the dwellings.

18. Construction work, including delivery of materials and the removal of wasters from the site shall not take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-14:00 Saturday with no working on a Sunday and Bank / Public Holidays without the prior written permission of the Local Planning Authority.

Reason - In the interests of residential amenity.

19. Unless otherwise agreed in writing by the Local Planning Authority, the proposed development shall be only carried out in all respects in accordance with the recommendations and methods contained within the Extended Phase 1 Habitat Survey 16-0592.01 (August 2016).

Reason - In the interests of ecology.

20. Notwithstanding the recommendation contained in the Extended Phase 1 Habitat Survey 16-0592.01 (August 2016) prior to works commencing on site, details of the specification and number of habitat boxes and their precise locations on the site, shall be submitted to and approved in writing by, the Local Planning Authority. The approved measures and position shall be erected before the development hereby approved is brought into use and retained in perpetuity.

Reason - In the interests of ecology.

21. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

- (a) Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
- (b) Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
- (c) Post-fieldwork methodologies for assessment and analyses.
- (d) Report content and arrangements for dissemination, and publication proposals.
- (e) Archive preparation and deposition with recognised repositories.
- (f) A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
- (g) Monitoring arrangements, including the notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
- (h) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason – To comply with para 135 & 141 of the NPPF because the site is of archaeological interest.

22. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason - To comply with para. 141 of the NPPF, which ensures information gathered becomes publicly accessible.

(2) Listed Building Consent Granted

17/00583/LBC - St Clare's Abbey, Carmel Road North, Darlington. Listed Building Consent for conversion of Nunnery and Chapel into 10 No. dwellings and the retention of the existing gatehouse dwelling. Demolition of ground floor lean-to extension, widening of boundary wall to create vehicular access and internal alterations to remove walls, block up doors and insert partition walls, doors and staircases. External alterations to insert external doors (amended description) (amended plans and additional information received 14 September 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated).

RESOLVED - That Listed Building Consent be granted, subject to the following conditions:-

1. A5 - LB Applications (Implementation Limit).
2. The development or each phase of development hereby approved shall not be carried out otherwise than in complete accordance with the document entitled "Methods Statements – Version 01" dated 14 September 2017 and produced by Xsite Architecture unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to safeguard the setting and significance of the heritage asset in accordance with the National Planning Policy Framework 2012 and CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document 2011.

3. Prior to the commencement of the conversion works for Dwellings 2 to 10 or each phase of the conversion as shown on the approved plans, precise details of the routes for all service installations shall be submitted to and approved in writing by the Local Planning Authority. The details shall include electrical cabling, plumbing and heating systems and the development shall not be carried out otherwise than in complete accordance with the agreed scheme which shall then be fully implemented prior to the occupation of each unit.

Reason - In order to safeguard the setting and significance of the heritage asset in accordance with the National Planning Policy Framework 2012 and CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document 2011.

4. Prior to the development being occupied, a copy of the reports entitled "Significance Assessment St Clare's Abbey, Darlington" dated May 2010 and produced by The Architectural History Practice Limited and "St Clare's Abbey – Darlington. Building Photographic Record of Ecclesiastical Features" dated August 2017 and produced by Xsite Architecture shall be deposited at the County Durham Historic Environment Record, and archiving required as part of the mitigation strategy shall be deposited at an agreed repository. This may include full analysis and final publication.

Reason - To comply with paragraph 141 of NPPF to ensure that the developer records and advances understanding of the significance of the heritage asset to be lost (wholly or in part) in a manner proportionate to its importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

5. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
- (a) Drawing Number 215 11B Ground Floor & Basement Demolition Plan
 - (b) Drawing Number 215 12 – First Floor Demolition Plan
 - (c) Drawing Number 215 13 – Second Floor Demolition Plan
 - (d) Drawing Number 215 31A North & South Demolition Elevations
 - (e) Drawing Number 215 32 – West and East Demolition Elevations
 - (f) Drawing Number 215 33 – Demolition Elevations AA & BB
 - (g) Drawing Number 215 34 – Demolition Elevations CC & DD
 - (h) Drawing Number 215 35 – Demolition Elevations EE & FF
 - (i) Drawing Number 215 36 – Demolition Elevations GG & HH
 - (j) Drawing Number 215 37 – Demolition Entrance Elevation
 - (k) Drawing Number 220 01C Proposed Basement and Ground Floor Plan
 - (l) Drawing Number 220 02 – Proposed First Floor Plan
 - (m) Drawing Number 220 03B – Proposed Second Floor Plan
 - (n) Drawing Number 221 21B – Proposed Elevations AA & BB
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 - (q) Drawing Number 221 25A Proposed Elevations EE & FF
 - (r) Drawing Number 221 26A Proposed Elevations GG & HH
 - (s) Drawing Number 221 27 – Proposed Entrance Elevation
 - (t) Drawing Number 212 12F - Proposed Site Plan
 - (u) Drawing Number 212 13A Proposed Site Plan Tree Locations
 - (v) Door Schedule Rev A
 - (w) Window Schedule Rev A
 - (x) Drawing Number 256 01 Retained wall nib detail sheet 1
 - (y) Drawing Number 256 02 Retained wall nib detail sheet 2
 - (z) Drawing Number 256 03 Archway wall infill detail sheet 1
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 - (kk) Heating system drawing - Ground Floor for Dwelling No 1
 - (ll) Heating system drawing - First Floor for Dwelling No 1
 - (mm) Heating system drawing - Second Floor for Dwelling No 1
 - (nn) Radiator images for Dwelling No 1
 - (oo) Stable drawing by Colt dated 31.08.17

Reason – To ensure the development is carried out in accordance with the listed building consent.

PA29. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing item on the grounds that it involves the likely disclosure of exempt information as defined in exclusion paragraph 7 of Part I of Schedule 12A to the Act.

PA30. COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 4 OCTOBER 2017 (EXCLUSION NO. 7) - Pursuant to Minute PA26/Sep/17, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 4 October 2017.

RESOLVED – That the report be noted.