

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application number:	14/01470/OUT
Validated on:	16 th December 2014
Site address:	Land At Winneycroft Farm, Corncroft Lane, Gloucester
Proposal:	Outline application for the construction of up to 217 dwellings (including up to 12 sheltered housing flats), open space (including public open space, allotments, incidental open space, amenity space associated with the conversion of the listed farm complex, a green buffer to the listed farm complex and enhanced orchards), two vehicular access points (from Corncroft Lane and Winneycroft Lane), pedestrian and cycle connections and associated infrastructure. AMENDED PROPOSALS AND DESCRIPTION

In pursuance of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT OUTLINE PERMISSION** for the development described above in accordance with the terms of the above application and the plan/s submitted therewith subject to the following conditions:

Condition 1

- a) approval of the details of the layout, siting, design, scale and external appearance of the buildings, and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the City Council.
- b) application for approval of the reserved matters shall be made to the City Council before the expiration of 3 years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 3

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

- Site Plan (Drawing Reference 1673_1002 Rev G)
- Access Drawing (Drawing Reference 1059-SK01 Rev E)
- Access Drawing (Drawing Reference 1059-SK02 Rev C)
- Access Drawing (Drawing Reference 1059-SK05 Rev C)
- Access Drawing (Drawing Reference 1059-SK06 Rev C)

Reason

For the avoidance of doubt and in the interests of proper planning.

Condition 4

This outline planning permission is granted for the description of development as defined and the development shall be carried out broadly in accordance with the following plans

- Parameters Plan (Drawing Reference 1673.1001 Rev AD)
- Land Use Budget (Drawing Reference 1673.1003 Rev AB)
- Scale Parameters (Drawing Reference 1673.1006 Rev R)
- Development Parcel 10 Character Vision (Drawing Reference 1673.1011 Rev K)
- Density Plan (Drawing Reference 1673.1012 Rev N)
- Landscape Strategy Plan (Drawing Reference CSA/1979/111 Rev L)

Reason

For the avoidance of doubt and in the interests of proper planning.

Condition 5

Prior to the commencement of the development a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- (a) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- (b) Measures to minimise and control noise, vibration, dust and fumes during site preparation works, demolition and construction, including vehicle reversing alarms.
- (c) Details of the parking for all vehicles of site operatives and visitors.
- (d) The unloading and loading arrangements for heavy plant, materials and machinery and any proposed construction compound.
- (e) Measures to avoid traffic congestion on the road network.
- (f) Method of preventing mud and dust being carried onto the highway.
- (g) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

To protect existing and proposed properties from the impacts of short term exposure to noise, vibration, light and dust nuisance and in the interests of highway safety. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision is in place.

Condition 6

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the noise climate and amenity of local residents.

Condition 7

No above ground construction of a building shall take place until a Waste Management Plan for the construction and operational phases have been submitted to and approved in writing by the Local Planning Authority. The respective phases of development shall take place in accordance with the approved strategy for their full duration.

Reason

To reduce waste and promote re-use of resources.

Condition 8

No development shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details regarding adequate measures to protect trees and hedgerows have been submitted to and approved in writing by the Local Planning Authority. This shall include:

a) Fencing. Protective fencing must be installed around trees to be retained on site. The protective fencing design must be to specifications provided in BS5837:2012 or subsequent revisions, unless agreed in writing with the local planning authority. A scale plan must be submitted and approved in writing by the local planning authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery, or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of development.

b) Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, siting of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ. The TPZ shall be maintained during the course of development.

The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity, biodiversity and the character and appearance of the area. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision is in place.

Condition 9

No demolition, tree or shrub removal or clearance works shall take place between 1st March and 31st August inclusive unless a survey (by a suitably qualified ecologist) to assess the nesting bird activity on the site during this period has been carried out and a scheme to protect the nesting bird interest on the site based on the results of the survey has first been submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

Reason

To ensure that the nature conservation interest of the site is protected.

Condition 10

No above ground construction of a dwelling shall be commenced until details of all building facing and roofing materials and surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that materials are in keeping with the surrounding area and to provide for high quality design.

Condition 11

The first reserved matters application for any given phase (or part phase) shall include the submission of a Housing Mix Statement, for the market housing, to the Local Planning Authority, for its written approval setting out, in respect of that phase, how an appropriate mix of dwelling sizes, types and tenures will be provided in order to contribute to a mixed and balanced housing market to address the needs of the local area, including the needs of older people, as set out in the local housing evidence base, including the most up-to-date Strategic Housing Market Assessment for the area at the time of the submission of the relevant reserved matters. The development shall be implemented in accordance with the approved Housing Mix Statement for that phase (or part phase).

Reason

To ensure new housing meets identified need and provides mixed and balanced communities.

Condition 12

Prior to the occupation of the first dwelling, a Resident's Pack should be submitted to and approved by the Local Planning Authority. The Resident's Pack shall provide the following information:

- Details of on-site walking routes, including circular routes through the site and linking to the Winneycroft Farm South development;
- Location of on-site play areas and community facilities;
- Details of proximal recreational opportunities and walking/cycle routes to nearby facilities such as shops, pharmacies, churches and community centres;
- Details of the surrounding Public Rights of Way Network;
- Locations of bus routes/stops, cycle routes and details of other sustainable transport opportunities such as local car-share schemes;
- Discussion of the ecological sensitivities of local nature sites, particularly the Cotswold Beechwoods SAC/SSSIs, but also Range Farm Fields SSSI and Robinswood Hill Country Park. The information will include details of their importance and what to do/not to do when visiting; and
- Details of local nature conservation organisations and volunteer opportunities for habitat management and conservation.

The approved Resident's Pack shall be provided to each householder, on the first occupation of each dwelling.

Reason

In the interests of biodiversity.

Condition 13

The development hereby approved shall not be occupied until the highway improvements/off site works/site access works comprising:

- Mini Roundabout as shown on drawing 1059-SK01 Rev E
- Junction as shown on drawing 1059-SK02 Rev C
- Crossing as shown on drawing 1059-SK05 Rev C
- Pedestrian and Cycle crossing as shown on drawing 1059-SK06 Rev C

have been constructed and completed.

Reason

To ensure the safe and free flow of traffic onto the highway.

Condition 14

The development hereby approved shall not commence until drawings of the bus stop improvements and an uncontrolled crossing on Matson Avenue have been submitted to and approved in writing by the Local Planning Authority; and then no dwelling shall be occupied until those works have been constructed in accordance with the approved details.

Reason

To ensure the safe and free flow of traffic onto the highway. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision is in place.

Condition 15

No part of the development hereby approved shall be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated in agreement with Gloucestershire County Councils Travel Plan co-ordinator and thereafter implemented as updated.

Reason

To reduce vehicle movements and promote sustainable access.

Condition 16

An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging points installed shall be retained thereafter.

Reason

To promote sustainable travel and healthy communities.

Condition 17

No development hereby permitted shall commence on site until a detailed design and timetable of implementation for the surface water drainage strategy following the principles set out within the Flood Risk Assessment/Drainage Strategy (Cole Easdon Revision 7, February 2020) has been approved in writing by the Local Planning Authority. This shall include the detailed proposals for the attenuation basins including levels, profile, sections, inlet and outlet structures and safety benches. The details shall be submitted prior to, or at the same time as the first reserved matters application. The submitted strategy must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied as per the approved timetable.

Reason

To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Condition 18

No development hereby permitted shall commence on site until a SuDS management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority, statutory undertaker or management company and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the approved details for the lifetime of the development.

Reason

To provide for the continued operation and maintenance of sustainable drainage features serving the site and to ensure that the development does not result in pollution or flooding, to improve water quality at point of discharge. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 19

No development hereby permitted shall commence on site until a detailed scheme for mitigation against the loss in floodplain storage volume has been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The scheme shall be implemented and shall be fully operational before the development is first put in to use/occupied.

Reason

To reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 20

No development hereby permitted shall commence on site until a detailed scheme for an enhanced flood storage area (broadly as identified on the parameters plan 1673.1001 Rev AD) upstream of the culvert within the development site has been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application.

The approved scheme shall be implemented and shall be fully operational before the development is first put in to use/occupied.

Reason

To reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 21

Finished floor levels of the dwellings shall be set no lower than 45.5m AOD.

Reason

To ensure that the development remains safe for its users over the lifetime of the development

Condition 22

No development hereby permitted shall commence on site until details of the foul drainage proposals have been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The approved scheme shall be implemented and shall be fully operational before the development is first put in to use/occupied.

Reason

To ensure development would not result in unacceptable risk of pollution or harm to the environment. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory foul drainage system is not compromised.

Condition 23

No development hereby permitted shall commence on site until details of the existing and proposed site levels, including details of earthworks and excavations required in connection with the development, have been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The development shall then be carried out in accordance with the approved details.

Reason

To protect the amenity of neighbouring properties, to ensure that the proposed development does not have an adverse effect on the character and appearance of the area and to reduce the risk of flooding. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision and protection measures are in place.

Condition 24

Each reserved matters application shall include details of a waste and recycling strategy for the site that accords with the approved waste strategy for the area. Provision must include appropriate and adequate space to allow for the separate storage of recyclable and waste materials associated with each dwelling. The approved facilities shall be installed/available before each dwelling is occupied.

Reason

To ensure adequate refuse storage facilities are incorporated in the development and to ensure high quality design.

Condition 25

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken, and where remediation is necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted to the Local Planning Authority for approval. All necessary remediation must be undertaken in accordance with the agreed details and completed in full before the development is first put in to use/occupied.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 26

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision and protection measures are in place.

Condition 27

The development hereby permitted shall not be first occupied until sheltered, secure and accessible cycle parking to comply with Local Transport Note 1/20 has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason

To promote active travel and healthy communities.

Condition 28

The details of landscaping required to be submitted to and approved by the Local Planning Authority in accordance with Condition 1 shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason

In the interests of visual amenity and biodiversity

Condition 29

All planting, seeding, or turfing in the approved details of landscaping for the residential development shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective development areas, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of visual amenity.

Condition 30

Prior to the commencement of the development, a Construction Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall:

- Outline the details of the responsible persons, including the ecological clerk of works (or similar), lines of communication and their role and responsibilities;
- Provide details of trees / hedgerows to be removed or retained during construction;
- Provide details of biodiversity protection zones and protection measures (to include protective fences, exclusion barriers and warning signage) during construction for badgers, hedgerows, trees (including veteran trees and orchard trees) and the Sud Brook. The biodiversity protection zone to the Sud Brook should be at least 5 metres, other than where works may be approved under Condition 20
- Provide a risk assessment of potentially damaging construction activities including provisions for badgers, nesting birds, bats and reptiles;
- Provide details of the location and timings of any sensitive works and measures to avoid harm to biodiversity features;
- The times during construction when ecological or environmental specialists need to be present on site to oversee works;
- Measures to control the risk of pollution to air, soil, and controlled water;
- Measures to avoid, minimise and manage the production of waste; and
- Details of monitoring measures and compliance checks by a competent person during construction and immediately post-completion.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason

To ensure proper provision is made to safeguard protected species and their habitats. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision and protection measures are in place.

Condition 31

No development shall take place until a Landscape Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority.

The Landscape Ecological Mitigation and Enhancement Strategy shall deliver the avoidance, mitigation and enhancement measures identified in para. 4.1 of the Ecological Technical Note prepared by CSA Environmental (ref: CSA/1979.BN06a), read in conjunction with the Bat Habitat Features Plan (ref: CSA.1979/114); paras. 3.3 and 3.4 of the Updated Ecological Appraisal prepared by CSA Environmental (ref: CSA/1979/13); Section 5 of the Updated Ecological Appraisal and Phase 2 Survey Report (ref: CSA/1979/07); Sections 2 to 9 of the Framework Landscape Ecology Management Plan (CSA/1979/14 Rev F); and the principles established in paras. 4.18 to 4.26 of the Shadow Appropriate Assessment (ref: CSA/1979/15) and on the Landscape Strategy Plan (ref: CSA/1979/111 Rev L).

It shall be informed by an up-to-date badger survey and if necessary, a suitable badger mitigation and enhancement strategy should be included within the Landscape Ecological Mitigation and Enhancement Strategy.

Development should be carried out in accordance with the Landscape Ecological Mitigation and Enhancement Strategy.

Reason

To ensure proper provision is made to safeguard protected species and their habitats and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision and protection measures are in place.

Condition 32

Prior to the commencement of development, a Landscape Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Ecological Management Plan shall be in general accordance with Sections 2 to 9 of the Framework Landscape Ecology Management Plan (CSA/1979/14 Rev F) and the Landscape Strategy Plan (ref: CSA/1979/111 Rev L). It shall also include details of the mitigation and enhancement measures approved pursuant to Condition 31.

The Landscape Ecological Management Plan shall cover a 10-year period from the commencement of work on site.

Reason

To ensure proper provision is made to safeguard protected species and their habitats and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision and protection measures are in place.

Condition 33

Prior to the occupation of any dwelling within a phase or area of reserved matters, details of external lighting to be provided shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not be limited to, the following:

- A drawing showing sensitive areas and/or dark corridor safeguarding areas;
- Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- A description of the luminosity of lights and their light colour including a lux contour map;
- A drawing(s) showing the location and where appropriate the elevation of the light fixings; and
- Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)).

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 34

Each reserved matters application proposing the erection of dwellings shall include a comprehensive scheme for protecting the dwellings from noise from the M5 Motorway and from Winneycroft Lane/Corncroft Lane (where appropriate given its position within the site). The scheme shall demonstrate how the approved dwellings would meet the internal noise criteria specified within BS8233:2014 (or any subsequent replacement British Standards Guidelines) and shall be based upon the mitigation measures outlined within Section 6 of the Planning Noise Assessment (ref: 13/4319/R2 and dated 27th April 2018).

It shall also include:

- A plan that identifies the properties that require the noise mitigation to be in place to reach the standard.
- The properties to be put forward for post completion noise testing at the following levels:
 - 30% of the affected units with a façade onto the M5 motorway.
 - 10% of the affected units with a façade onto Winneycroft Lane and/or Corncroft Lane.
- The procedure for the post completion testing.

None of the properties in the identified areas will be occupied until the post completion testing in those areas has been undertaken and demonstrates compliance with the internal standards of BS8233:2014 (or any subsequent replacement British Standards Guidelines) and has been submitted to and approved by the Local Planning Authority.

Reason

To protect the noise climate and amenity of local residents.

Condition 35

Each reserved matters application proposing the erection of dwellings, shall include a comprehensive scheme for protecting private external residential areas from noise from the M5 Motorway and from Winneycroft Lane and Corncroft Lane. The scheme shall be submitted to and approved in writing by the Local Planning Authority. It shall demonstrate how the acoustic environment for the private external amenity areas for each dwelling will not exceed 60dB(A) LAeq,16hr. All works which form part of the scheme shall be completed prior to the occupation of the properties identified. The scheme shall be based on the specification outlined in Section 2 of the Specification Report (ref: 13/4319/SPC1, dated April 2018), which is appended to the Planning Noise Assessment (ref: 13/4319/R2 and dated 27th April 2018).

It shall also include:

- A plan that identifies the properties that require the noise mitigation to be in place to reach the standard.
- The properties to be put forward for post completion noise testing at the following levels:
 - 30% of the affected units with a façade onto the M5 motorway.
 - 10% of the affected units with a façade onto Winneycroft and or Corncroft Lane.
- The procedure for the post completion testing.

None of the properties in the identified areas will be occupied until the post completion testing in those areas has been undertaken and demonstrates compliance with the private external amenity standard of a maximum of 60dB(A) LAeq,16hr and the results of the testing have been submitted to and approved by the Local Planning Authority.

Reason

To protect the noise climate and amenity of local residents.

Condition 36

Prior to the first occupation of a dwelling within a phase or area of reserved matters that contains dwellings that require noise mitigation features, a noise management plan shall be submitted and approved by the Local Planning Authority, that sets out the measures for the maintenance and long term management of the necessary noise attenuation features to protect those dwellings.

Reason

To protect the noise climate and amenity of local residents.

Condition 37

The Sheltered Housing hereby granted shall not be occupied other than by a full time or live warden or persons who have attained the age of 55 years, or the spouse or partner of such persons, including a widow or widower.

Reason

To define the terms of the permission and to contribute to providing mixed and balanced communities.

Condition 38

No development shall commence until an Employment and Skills Plan has been submitted to and approved by the Local Planning Authority. The Plan shall be set out in accordance with the Councils Employment and Skills Plan Template and Schedule Template. The Plan shall be adhered to throughout the implementation of the development and to the timetable as agreed.

Reason

To promote training and employment opportunities for local people. The details need to be submitted prior to the commencement of any works to ensure that appropriate provision is in place at an early stage.

Notes

Note 1 Section 106 Obligation

This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Jon Bishop

Planning and Development Manager

Decision date: 13th October 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET