



Appendix 3 JANUARY 24 Planning

1) PLANNING APPLICATIONS

NB: Members of the public please note. District Planning only make the following applications available online at www.southhams.gov.uk. If any copies of letters to SHDC, stating objections or support for these applications, could be made available for the Town Council when it is making its recommendations it would be very helpful. Members of the public are very welcome to arrange to speak in the Open Forum section of the meeting by whatever means allow safe participation.

- a) *For Councillors to consider the following applications and send observations to the District as the Planning Authority:*

0041/24/FUL Proposal: Regularisation of access & proposed recycling extension with site office incl. log store / processing. Site Address: Crossparks, Salcombe Road, Malborough, TQ7 3BX. **RESPONSE BY 15 February 2024**

This proposal is for the regularisation of access and a proposal for a recycling extension with a site office including a log store.

“The proposal for the site must retain and maintain proper landscape screening to protect and enhance the valuable landscape screening from the road.”

“SEE COMMENTS”

Against: 0

Abstain: 0

For: 9

0059/24/FUL Proposal: Alterations & extension to dwelling & erection of additional dwelling, with associated landscaping Site Address: 1 Round Berry Drive Salcombe TQ8 8LY. **RESPONSE BY 15 February 2024**

“The site in the garden of 1 Round Berry Drive is large and probably appropriate for the construction of a new dwelling. Any new dwelling should be subject to Neighbourhood Plan Policy SALC H3; new open market housing, excluding replacement dwellings, will only be supported where there is a planning obligation to ensure its occupancy as a principal residence. This must apply to the new building and should not be allowed to swap with the existing house on the site.

Whilst 1 Round Berry Drive has recently obtained approval for major extensions it was only justified because of the large nature of the plot. It does not justify a similarly large and matching house on the new plot especially if now the recently approved works are not implemented. As such we believe the proposals for any house on this new plot should be more in keeping with the existing house and others on Round Berry Drive which have a similar style and scale more appropriate for this plot.”

“OBJECT”

Against: 0

Abstain: 0

For: 9

3458/23/HHO Proposal: Householder application for new carport & ancillary storage space, incorporating a rooftop terrace, new retaining stone boundary wall & removal of trees undermining the retaining wall, new balcony on east elevation & renewal of windows throughout Site Address: The Lodge, Devon Road, Salcombe, TQ8 8HL. **RESPONSE BY 25 January 2024.**

In principle this application appears satisfactory.

“There is no mention as far as we can see relating to the proposals for new windows throughout. We would accept properly detailed timber windows to match the style of the house and we ask that any consent is conditioned accordingly.



The proposal is quite large and harsh and would benefit from some additional replacement planting to soften the edges and potentially muffle any sound coming from the terrace.”

“SEE COMMENTS”

Against: 0
Abstain: 0
For: 9

3691/23/HHO Proposal: Householder application for proposed new front porch extension, and new dormer to existing roof. Change of cladding to building alongside new PV panels Site Address: Tree Tops, Moulthaven Service Road, Moul Hill, Salcombe, TQ8 8LF. **RESPONSE BY 18 January 2024 Extension req by STC but refused by SHDC – decision will be made on Friday.**

The existing house is isolated and dated. The works will be an improvement all round.

“NO COMMENT”

Against: 0
Abstain: 0
For: 9

3847/23/HHO Proposal: Householder application for replacement of shed/WC with a larger storage/workshop/WC at ground floor level of main house Site Address: 8, Robinsons Row, Salcombe, Devon, TQ8 8EU. **RESPONSE BY 18 January 2024 EXTENSION GRANTED by the planning officer to 25 January 2024 for Council's comment.**

This is quite a large but sensitive rear building.

“Please condition such that the owners cannot erect a solid fence on the parapet of the roof terrace as this would have an overbearing effect on the footpath. Construction will also be a nightmare for property owners on Robinsons Row and public users of the well used footpath. The Construction Management Plan should be conditioned such that building works need to be carried out out of season. The building is a listed building and as such the stonework used on the extension should be conditioned to match exactly that of the host dwelling and therefore be Salcombe stone rather than any other type.”

“SEE COMMENTS”

Against: 0
Abstain: 0
For: 9

3848/23/LBC Proposal: Listed building consent for replacement of shed/WC with a larger storage/workshop/WC at ground floor level of main house Site Address: 8, Robinsons Row, Salcombe, Devon, TQ8 8EU **RESPONSE BY 18 January 2024**

See 3847/23/HHO

Against: 0
Abstain: 0
For: 9

3871/23/FUL Proposal: Alterations to outbuilding/garage Site Address: Northcrest House, Flat 1, Allenhayes Road, Salcombe, Devon, TQ8 8HT **RESPONSE BY 25 January 2024.**

We previously objected to the alterations and raising the ridge height but the application was approved. This application amends the design unjustifiably providing a very lopsided design.



“The previous approved scheme had P.V.Panels on the roof. There is no change in the ridge height of this new proposal so there is no reason that the previous scheme could not have these at an increased height. The design and access statement does not justify any modifications to the previous design. The new proposal is lopsided and awkward. There are no advantages to the new design which is inferior to that previously approved.”

“OBJECT”

Against: 0
Abstain: 0
For: 9

3878/23/FUL Proposal: Implementation of new gable window. Replacement of back door and window with double doors Site Address: Burleigh, Coronation Road, Salcombe, Devon, TQ8 8EA. **RESPONSE BY 18 January 2024**

EXTENSION GRANTED by the planning officer to 25 January 2024 for Council's comment.

The amendments are minor and mostly at the rear.

“NO COMMENT”

Against: 0
Abstain: 0
For: 9

3905/23/HHO Proposal: Householder application for alterations to dwelling Site Address: 2 Garden Close Devon Road Salcombe TQ8 8HF **RESPONSE BY 1 February 2024.**

The proposals are an improvement to the appearance of the centre house in a terrace of 3.

“NO COMMENT”

Against: 0
Abstain: 0
For: 9

3923/23/FUL Proposal: Roof reconstruction to maisonette, including dormers. Site Address: 71A Fore Street, Salcombe, TQ8 8BU We have received the above application, which we would like your comments on. **RESPONSE BY 8 February 2024.**

The proposal raises the roof and adds dormers to create living space. They have created a large flat roof and some vertical walls but these cannot be seen from the road. Similarly the dormers are at high level and will hardly be visible from Fore Street.

“NO COMMENT”

Against: 0
Abstain: 0
For: 9

3932/23/HHO Proposal: Householder application for single storey extension to the north (rear) of the existing dwelling Site Address: Swallows Lodge, Sandhills Road, Salcombe, TQ8 8JP. **RESPONSE BY 8 February 2024**

The proposal is to the rear of the property and replaces a detached garage of a similar size. Other alterations are minor.

“NO COMMENT”

Against: 0
Abstain: 0



For: 9

3980/23/VAR Proposal: Application for variation of conditions 3 (painted render) & 4 (wall construction) of planning consent 4238/20/HHO Site Address: Highwood, Moul Road, Salcombe, TQ8 8LG . **RESPONSE BY 1 February 2024.**

“The green/ living wall was an integral part of the approved design. This camouflaged and softened the lower level in a better way than the proposed stonework. Moreover, the original stonework above gave the proposal 3 distinct layers, nicely grading the appearance of the dwelling. Two storeys of cladding as proposed compromises this design approach and will provide a more dominant and bulky elevation, visible on the hillside.”

“OBJECT”

Against: 0

Abstain: 0

For: 9

4001/23/FUL Proposal: Conversion of existing outbuilding into ancillary annexe Site Address: Moul Moor, 2 Moul Road, Salcombe, TQ8 8LG . **RESPONSE BY 25 January 2024.**

“There are no drawings of the proposals posted on the Council website and therefore a meaningful response cannot be provided. The application period should be extended to enable drawings to be lodged and we should be given enough time to comment please.”

“SEE COMMENTS” plus as the drawings were not on the portal when the Planning Working Group were considering the application, in order to report to Council with their recommendations, Council **RESOLVED** for the Town Clerk to ask for an extension.

ACTION: Town Clerk

Against: 0

Abstain: 1 (Cllr Craig Niven due to declared interest)

For: 8

4031/23/HHO Proposal: Householder application for demolition of existing outbuilding and erection of new outbuilding/garage, with associated landscaping. Site Address: Quarry Cottage, Onslow Road, Salcombe, TQ8 8AH. **RESPONSE BY 25 January 2024.**

There are a lot of objections to this application which include comments about land ownership. (Which is not really a planning matter.)

“The description of the application is misleading. It is actually a 2 storey building plus a very large deck terrace. The drawings show, on the lower level, an office which could easily become a bedroom, a garden room which is a large sitting room, a huge kitchenette which can easily be converted to a large kitchen and a large w.c. that could easily contain a shower. The upper level shows a large double garage and workshop that measures 8.6m x 6.5m internally. This is excessive and unnecessary.

All existing buildings are set back from the road, even garages. This proposal is on the roadside where it will present as a large and out of keeping structure. Moreover, it will be only about 4.5m from the opposite boundary leaving it impossible to access the garages without encroaching on someone else’s land. The height and bulk of the building are excessive and a completely unnecessary overdevelopment of the upper part of this site. In effect it is a new dwelling and should be vigorously opposed as it is a considerable distance from the host dwelling and massively above it because the site is so steeply sloping. We doubt if the path shown on the site plan could even work without a considerable number of steps.

The existing site plan and block plan and site location plan all show different boundary lines. This is deeply suspicious as some of the land included is “pending first registration”.

“OBJECT”

Against: 0

Abstain: 0

For: 9



4036/23/FUL Proposal: Construction of a two storey house Site Address: Land adjacent to Stonehanger Court Devon Road Salcombe. **RESPONSE by 8 February 2024.**

This site has history. An application for a new dwelling was dismissed at appeal in 2019. Another application for a house was refused in 2022.

“The site sits in Character and Density Policy Area B where development is only permitted where such development would not detrimentally impact on the character of the low density development, mature gardens and trees in the area. Substantial spacing between properties is an inherent and attractive attribute to this area. This proposal is contrary to this policy. The land is previously undeveloped and is a useful green, landscaped space which separates large developments nearby.

Policy SALC B1 requires proposals to demonstrate high quality design in keeping with the area within which it is located. It needs to respond to and integrate with local built surroundings, landscape, context and setting. Contemporary design is supported providing it respects context and setting. The design should respect the scale and character of existing and surrounding buildings. High quality materials that complement the local and traditional palette of materials are required. This proposal is not in keeping or in scale with surrounding buildings. It deliberately contrasts with the local built surroundings and does not respect the context and setting. The materials do not compliment the local palette or detailing of the surrounding buildings. The proposal is therefore contrary to this policy.

The existing green space provides an open landscape feature. If developed this will further concentrate the built environment without green spaces between, having a detrimental impact on the low density area and mature gardens. This is contrary to Policy ENV 5 and 7 of the Neighbourhood Plan.

If approved a Construction Management Plan will need to be looked at meticulously because build vehicles will require access along a single track driveway and additional contractor's vehicles and parking will cause chaos to other flat owners and will spill onto Devon Road at a very awkward junction.

The proposal does not maintain the intrinsic character of the hillside and would have an adverse impact on AONB. This is contrary to Policy ENV 1

No additional parking is provided for the new dwelling. Occupants would use an existing garage and an existing parking space thus reducing car parking for the other dwellings on site contrary to JLP Policy DEV 29 and NP Policy SALC B1.

Policy SALC H3 ensures new open market housing will only be supported where there is a planning obligation to ensure its occupancy as a principal residence. New unrestricted homes will not be supported at any time without this restriction and this must be the case here. It appears that this development is a developer project with no social benefits. This is not a house suitable for permanent residence restrictions so may be unviable. The proposals should be vigorously opposed and the application refused.”

“OBJECT”

Against: 0
Abstain: 0
For: 9

4120/23/VAR Proposal: Application for variation of condition 1 (occupation of property) of planning consent 0434/20/FUL (retrospective) Site Address: Brewery Quay Island Street Salcombe TQ8 8DP. **RESPONSE BY 8 February 2024**

We have carefully read the applicants planning statement. Nothing in any document submitted persuades us to waver from upholding the principal residence Policy SALC H3 which is and has been very clear; ‘new unrestricted market homes will not be supported at any time’. The applicant has at all times during the design and pre application process been aware of this policy.

Many other parishes are protected by similar policies and any deviation would set a dangerous precedent in and beyond Salcombe. This policy must be vigorously upheld.”

“OBJECT”

Against: 0
Abstain: 0



For: 9

4173/23/HHO Proposal: Householder application for alterations to dwelling. Site Address: Haven, Coronation Road, Salcombe, TQ8 8EA . **RESPONSE BY 8 February 2024**

“Whilst this is an application for simple modifications a crossover application will be required and disabled access will be compromised by the addition of steps. If approved materials should be conditioned such that the stonework should match exactly that of the remainder of the terrace in which it sits.”

“SEE COMMENTS”

Against: 0

Abstain: 0

For: 9

4180/23/CLE Proposal Certificate of lawfulness for existing use of erection of a C3 dwelling Site Address Valley View, Higher Batson, TQ8 8NF. **Recommendations within 28 days (from 10/01/24)**

“It appears that this related to legal issues and we are therefore happy to follow SHDC recommendations.”

“SEE COMMENTS”

Against: 0

Abstain: 0

For: 9

4214/23/HHO Proposal: Householder application for alterations and single storey extension to dwelling. Site Address: The Old Orchard, Herbert Road, Salcombe, TQ8 8HP. **RESPONSE BY 8 February 2024.**

This proposal is for minor changes which will improve the appearance of the house.

“NO COMMENT”

Against: 0

Abstain: 0

For: 9

4254/23/HHO Proposal: Householder application for extension to existing property & internal / external alterations Site Address: Snapes, Coronation Road, Salcombe, TQ8 8EA. **RESPONSE BY 7 February 2024.**

The proposal is for a complete wrap around, ground floor extension. It is felt that on balance the proposal improves the appearance of the property.

“NO COMMENT”

Against: 0

Abstain: 0

For: 9

4264/23/VAR Proposal: Application for variation of Conditions 2 (approved plans) & 3 (materials) of planning consent 41/2322/11/F Site Address: Development Site At Four Winds, Devon Road, Salcombe. **RESPONSE BY 13 February 2024.**

There was a previous application to regularise changes to materials and approved drawings. We commented before but the application was withdrawn because of a technicality. Our previous agreed comments still apply. “The original application (41/1840/06/F) was only approved at appeal, suggesting that this was a sensitive site and controversial modern design. There was, however, confidence that the original architect could have delivered a sensitive and well detailed building.

The second approved application (41/2322/11/F) was prepared by different architects with a revised set of drawings showing a modified design and slate cladding. The planning officer’s report noted that the changes to



design and materials benefited the street scene and impact on the occupiers of adjacent properties. Moreover, that the replacement of approved zinc to the walls with a mixture of natural slate and timber was viewed as being an improvement to the design, making it visually softer in appearance and one that fits more easily into the street scene.

The building was then constructed to an entirely different set of drawings by another agent. The building now differs significantly from the original scheme and the second approved scheme. It has reverted to zinc cladding and the elevations are significantly poorer and less sensitive.

The current application seeks approval of very different drawings and materials which should have been ratified much earlier. As stated in the second approved scheme decision notice, condition 2, states "that the development hereby approved shall in all respects accord strictly to the drawing numbers PL1 to PL12, (all revision P). It clearly does not.

Condition 3 states "prior to their use in the development samples of materials to be used in the construction of the external surfaces, including roofs, have been submitted to an approved in writing". This has not been achieved.

Now that the development is complete, this is essentially a retrospective application differing considerably from that approved under application 41/2322/11/F and the original scheme approved at appeal. We believe the application should be refused. The as built scheme has very dark, almost black zinc cladding which is oppressive and overbearing. The massing of the original scheme has been lost with the introduction of additional inappropriate position windows with clumsy proportions. The large plane windows with fine glazing bars have been lost, and the architectural subtleties of the previously approved schemes has disappeared, resulting in a disappointing architectural solution in such a prominent position. As such it is not in keeping with the area it is located and does not respond to and integrate with the local built environment. It does not demonstrate a high quality design and does not have materials that are complimentary to the local and traditional palette of materials in the area. Moreover, the proposal does not demonstrate high quality design as much of the architectural character of the previous approvals has been lost with at best a mediocre interpretation of previous schemes. As such it is contrary to Policy B1 of the Neighbourhood Plan.

This is clearly an unfortunate position for the applicant to be in but an application with these details and materials would have been strongly resisted by this council".

"OBJECT"

Against: 0

Abstain: 0

For: 9

3540/23/FUL Proposal: Demolition of existing dwelling & construction of new replacement dwelling with associated landscaping (resubmission of 3273/22/FUL) Sheerwater, Devon Road, Salcombe, TQ8 8HJ

RESPONSE BY 28/11/2023

Council will be reviewing additional documentation submitted

We have previously considered this application and made comments accordingly. Subsequently, the applicant has submitted additional information in a letter to Salcombe Town Council dated the 14th of January 2024. The planning working group considered the letter and drawings provided and have made comments. These can now be submitted to SHDC as the additional information is now available on the Council's website.

"We have studied the additional information provided by the applicant and comment as follows:

. Light pollution:

We do not consider that significant overhangs prevent light emanating from large areas of glass. This is detrimental for views from the water, and from East Portlemouth.

. Increase in number of levels:

The applicant maintains that the current building is over four floors. The submitted survey drawings show ground and first floor only. Similarly, the submitted sections only showed two floors.

. Overdevelopment and overall size:

The applicant has submitted additional drawings shown on pages 8 and 9. These compare the existing ground floor with the proposed first floor and the existing first floor with the proposed second floor. It provides an area calculation for these plans but does not include the area of the proposed ground floor plan or third floor plan which should have been provided for a meaningful size comparison. There are no volume calculations as suggested.

Area and use of render:



. Area calculations have been provided to compare the amount of render used on the existing and proposed elevations, but this does not justify the very striped effect of the horizontal bands of light-coloured render in the proposals.

Views from the estuary:

. A linear concept is sometimes fine in principle, but horizontal bands of light-coloured render is still very dominant in this instance. This banding and striped effect does not in any way contribute to the building being lost in the landscape as is asserted by the applicants. The 3-D views provided show the building blocking out more greenery behind and that from the viewpoint shows a higher ridge line. Moreover, the building sits lower into the hillside when seen from the view provided. The existing building is faceted and has no horizontal or vertical emphasis. Due to the long, striped swathes of light-coloured render, this new proposal appears brutal and serves to dominate this highly sensitive estuary setting.

In conclusion, we believe our previous comments remain valid. Physically the proposal looks like over development and fails to provide any articulation or stepping and lacks interest and richness.”

OBJECT

Against: 0

Abstain: 0

For: 9

- b) *Although there is no statutory consultation requirement on the applications below, for Councillors to consider the following applications and send observations to the District as the Planning Authority:*

None

- c) *The following application was considered since the last meeting and observations duly sent to the District as Planning Authority:*

3815/23/FUL Proposal: Demolition of existing dwelling and construction of replacement dwelling Site Address: Ashcroft, Herbert Road, Salcombe, TQ8 8HN **RESPONSE BY 22/12/2023 – extension requested by applicant**

Impact on the street scene due to the design and massing being closer to the pavement and exacerbating the effect. Herbert Road is a series of detached properties with pitched roofs that are set back from the road reducing the impact of ridge lines and overall massing. This also has created a stepped roof line with spaces between dwellings that allows glimpses of the seaward sky between the built form.

The latest proposals acknowledges the points raised on design and massing that were previous objections. The design has been changed completely and lines showing the comparison of existing and proposed roof/ridge lines are shown on the elevations. We remain concerned however that the reality that those ridge lines and the proposed gable bring the massing closer to the pavement increasing the impact.

The choice of materials is also considered to contribute to the impact on the street scene. Scorched Cedar will present a dark heavy appearance and exacerbate this issue. Zinc is not an indigenous material for Salcombe and its use should be very carefully managed for it not to be obviously incongruous.

Although the design has been revised we believe that the main issue, item 2 in the appeal decision notice remains;

i. “the effect of the development on the character and appearance of the area”

ii. the logical step between Ambleside and Fiddlers Green has been addressed but is still unsuccessful due to the roof forms being closer to the pavement.

iii. The proposals in the option of STC remain “a comparatively tall and imposing structure that would consequently appear to be out of place and excessive within the context of the existing housing estate layout”

iv. “The proposed development would fail to accord with the development plan as a whole and there are no considerations individually or cumulatively that outweigh this.”

OBJECT

Against: 0

Abstain: 0

For: 9



d) *Application For Works to a Tree Preservation Order Tree*

i) The below are for consideration and response to be submitted to District as the Planning Authority:

4121/23/TPO Proposal: T1 Monterey Cypress - Remove limb at 8.5m growing adjacent road Site Address: The Old Orchard, Herbert Road, Salcombe, TQ8 8HP. **Recommendations within 28 days (from 21/12/23)**

No objection to works proposed.

Against: 0

Abstain: 0

For: 9

4160/23/TPO Proposal: T428 Holm oak - Reduce crown to SW by 4m (leaving a crown 4.5m). Reduce height by 2m (to leave 5m tree), management works, T429 Holm oak - Reduce in from SW by 2m (to leave a crown of 5m to SW), management works, T1 Beech - First branch to south at 5m forks after 0.75m, the two resulting branches fork again within 2m, remove lower fork from both unions, management works, T2 Holm oak - Reduce crown back to SSW by 2m, crown lifting over the roof to provide a 2m clearance, management works, T3 Beech - Reduce crown by 2m laterally (to leave a crown spread of 6m) & reduce height of tree by 4m (leaving a tree 17m height), by drop crotching to maintain a tree with a pleasing balanced shape, risk reduction. Site Address: Beadon Prior Cottage, Sandhills Road, Salcombe, TQ8 8JP. **Recommendations within 28 days**

No in principle objection based on the arboricultural report however question the extent of some of the works proposed. Accept based on the report some works may be needed to T3 Beech although would prefer to see lesser works with a crown thin and some crown reduction to achieve the same risk reduction. The views of the District Council Tree Officer in this case will be supported by the Town Council given the high amenity value of these trees in the location, with judgement on the arboricultural necessity for works.

Against: 0

Abstain: 0

For: 9

0084/24/TPO Proposal: T1 & T2: Beech – crown height reduce by up to 2m to form uniform crown, to give appearance of one tree, reduce N limbs by up to 2.5m to clear highway/communication lines, and to be in keeping with crown of tree. T2 & T3: Sweet Chestnut - re-pollard to previous points, Ivy to be severed to provide a 12 inch "belt" at base off tree to allow ivy to die off. Site Address: The Vinery Bennett Road Salcombe TQ8 8JJ **Recommendations within 28 days (from 11/01/24)**

There is an error in the application in that there are references to T2 Beech and T2 Sweet Chestnut, this needs to be clarified. The assumption is being made in this response being provided that T2 & T3 Chestnut in the application should be T3 & T4 Sweet Chesnut as shown on the sketch plan. If this is not the case we request a re-consultation with the correct information provided.

Question previous works to Beech T1 in damaging the normal shape and form of a Beech. T1 and T2 Beech should be treated as individual trees contributing to the wider sylvan landscape, with high amenity value in this setting. Support reduction and crown lift of Northern limb from the Utility

cables and over highway while keeping and maintaining a normal form for a Beech. Do not accept any further crown reduction in T1 or T2. Only support a minor crown thin and reshape to restore shape and form to T1 in response to previous works. No works to T2 Beech.

Have no objection to severing of Ivy on T3 and T4 Sweet Chestnut. No arboricultural justification given for repollarding T3 and T4 Sweet Chesnut growth not seen as excessive, likely to fail or impacting Highway.

Objection

Against: 0



Abstain: 0
For: 9

Additional application presented by the Tree Warden for the Council to consider:

0229/24/TPO Proposal: T1 Ash tree - tree is suffering from Severe Ash dieback, coppice down to approximately 1-2 metres.

Site Address: Ash Tree House Knowle Road Salcombe TQ8 8EQ

There is no evidence presented during when the tree is in leaf as to the extent of Ash Die Back (ADB), the form and shape of the tree does not appear to show die back, there is no extensive epicormic growth as normally evidenced with ADB.

Objection

Against: 0
Abstain: 0
For: 9

- ii) [The below were considered since the last meeting and a response submitted to District as the Planning Authority:](#)

2) PLANNING CORRESPONDENCE (APPEALS)

APP/K1128/D/23/3330393 Rockhaven, Courtenay Street, Salcombe, Devon, TQ8 8DQ. Appeal made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. **2230/23/HHO**, dated 28 June 2023, was refused by notice dated 7 September 2023. The development proposed is Householder Planning Application for proposed single storey bedroom extension, modifications to an existing window opening to create a new entrance, alterations to the existing external terrace (to include obscure privacy screening) and configuration of new external steps to outside amenity area. Decision 1. The appeal is allowed and planning permission is granted subject to conditions:

3) LICENSING APPLICATIONS

None