APPLICATION FOR PLANNING PERMISSION

ITEM: REFERENCE NUMBER: 13/00219/CON &13/00208/FUL
OFFICER: Lucy Hoad
WARD: East Berwickshire
PROPOSAL: Erection of dwellinghouse
SITE: Premises at Generals Wynd, St Ella’s Place Eyemouth
APPLICANT: Arrow Developments
AGENT: David Maguire

SITE DESCRIPTION:

The site is situated close to the harbour in the town of Eyemouth, lying within the Conservation Area on the northern edge of the built up area. It is a corner site with a northern frontage onto the harbour and an eastern frontage onto St Ella's Place, a minor thoroughfare in the densely developed historic core of Eyemouth. It is a thoroughfare for pedestrians only – iron bollards preclude vehicle access onto the harbour from this direction. The site contains a workshop/storage building at present, last used for business associated with the storage and preparation of fish. It is not a building of any architectural merit. There is no provision for on-site parking.

The application site includes the footprint of the building itself and a small projection to the rear for storage but does not include a rear yard area, described in the submissions as a shared yard. It adjoins a two-storey house to the south and a one-and-a-half storey house to the east.

Mounted upon the eastern face of the existing building is a round, blue heritage plaque. A CCTV camera and Lifebuoy are located to the front of the site/proposed building.

PROPOSED DEVELOPMENT:

Under application 13/00219/CON it is proposed to demolish the existing workshop on site to accommodate the new dwelling.

Under application 13/00208/FUL it is proposed to erect a 2 storey corner dwellinghouse on the site of the existing building to be demolished. The proposed dwelling would be attached to the existing terrace and is proposed to be of contemporary design, using modern construction methods and materials. The design combines a pitched roof reflecting that of the adjoining terrace, culminating in a gable element together with flat roofed section oriented to face the sea/north. The proposed dwelling would be finished using a combination of modern and traditional building materials including cortan steel, render, and glass panels. The house would be located on the footprint of the existing building. The original proposal to have the gable element projecting forward onto a small section of The Bantry walkway has
been amended in order that the building line be pulled back to reflect the footprint of the existing development.

PLANNING HISTORY:

95/00439/FUL COU to retail fish shop and processing area – Approved 11.7.95
97/05224/FUL Retail shop and fish processing area – Approved 23.9.97
07/02325/FUL Demolition of workshop and erection of dwellinghouse - Approved 19.03.09
07/02368/CON Demolition of workshop - Approved 19.03.09

REPRESENTATION SUMMARY:

There have been 5 representations/objections received with regard to the proposed development. The main points raised include:

A total number of 5 letters of objection have been received with regard to the proposals. The principal grounds of objection can be summarised as follows:

- Out of keeping with character and appearance of the area
- Inappropriate design/materials with appearance of leisure/public building
- Imposing appearance
- Site projects onto The Bantry and will restrict access on access
- Impact on Conservation Area/Tourism
- Height
- Loss of light
- Loss of amenity
- Loss of privacy
- Access
- Health/safety with full height glazing in event of storm damage

APPLICANTS’ SUPPORTING INFORMATION:

The application is supported by a planning application form, location plan, design and access statement and elevations/3D graphics depicting the existing and proposed buildings

The agent considers that the scheme has been revised/altered to provide a more subservient appearance taking on board comments made by the community council and public. The area of glazing (triple/toughened) has been reduced. He considers the development shall regenerate a dilapidated site and act as a catalyst for bringing tourism to the area.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Structure Plan 2001-2018:

Policy N17 Listed Buildings
Policy N18 Development Affecting Conservation Areas
Policy N19 Demolition of Buildings in Conservation Areas
Policy N20 Design
Consolidated Scottish Borders Local Plan 2011:

Policy G1  Quality Standards for New Development
Policy BE1  Listed Buildings
Policy BE2  Archaeological Sites and Ancient Monuments
Policy BE4  Conservation Areas
Policy H2  Protection of Residential Amenities
Policy Inf4  Parking Provisions and Standards

OTHER PLANNING CONSIDERATIONS:

Placemaking and Design Supplementary Guidance

CONSULTATION RESPONSES:

Scottish Borders Council Consultees:

Scottish Borders Council Roads Planning Service:

No objection.

I have no objections in principle to the projection of the building, providing it does not extend beyond the kerb line in the north-west corner of the site. This will maintain a satisfactory footpath width along this section of the Bantry. There is evidence of utility apparatus in the area, therefore the applicant must check with the relevant utility companies to ensure the building works will not impact on these services. Any diversion work must be carried out to the satisfaction of any affected utility company. The owners of the CCTV camera may have concerns over the projected building line interfering with line of sight along the Bantry and they should be consulted. As discussed on site, the flotation device which has recently been erected on this frontage will need to be moved to a satisfactory location and the guardians of this equipment should be consulted.

Estates: Estates have confirmed that the SBC do not own the land neighbouring the client’s title.

Police Scotland: Should the Camera remain in its current location, the proposed build will significantly reduce the viewing/recording capabilities and single camera evidential capture facility to a degree where it would render it useless as part of the overall Public Space CCTV System. It would no longer comply with the Operational Requirement for this system. The Camera, pole and services must therefore be relocated to a position that address these issues and to the satisfaction of Police Scotland. Any and all costs involved must be paid for in advance by the developer.

Street Lighting: Whilst it is not impossible to relocate the existing lighting services and the CCTV network underground services along with the CCTV camera pole, Members will need to be made aware whilst looking at this application that any relocation of the existing CCTV camera will upset a lot of residents in the area as the camera pole will break the skyline over the Bantry in a lot more imposing

Neighbourhood Services: No objections to the lifebelt being moved subject to agreeing on site a new suitable location for it to be erected at.

Archaeologist: No objection but condition for WSI recommended. There are archaeological implications for this proposal. The property is within the medieval
boundaries of Eyemouth, and therefore there is some potential for encountering buried archaeological deposits. The HER records that the buildings that currently occupy the site primarily date to the first half of the 19th century, though the building to be demolished appears to be largely a later replacement of an earlier structure from this date. Historic Maps from the 18th century, and General Roy’s map c. 1750 in particular, indicates that there may have been earlier phases of buildings at this location dating from the 18th century or earlier. While the High Street formed the core of the medieval and later town, backland developments and in particular those that exploited the beach and harbour, should be expected from an early period. While there is little in the application to suggest what the below ground impacts of development will be, it is my judgement that any excavations needed for the new build could damage or destroy any buried archaeology that may exist. It is therefore important that excavations are monitored by an archaeologist during a watching brief.

**Flood Prevention Officer:** No objection on flood grounds. Applicant should be advised in respect of use of water resistant materials and construction methods and flood warnings. The site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any year. The Indicative River & Coastal Flood Map (Scotland) shows that the 1 in 200 year flood will just touch the frontage of the building, however this is a small scale development that will not have a significant effect on flood risk. The Indicative Flood Mapping only shows a flood envelope which includes still water at high tide including a surge, there is no inclusion of wave action and the effects of wind. Eyemouth bay is directly affected by North to Easterly winds resulting in waves over topping the Bantry wall, this may have an effect on the proposed development. However as this is a small scale development and I would not oppose the application on flooding grounds.

**Heritage Officer:** No objection but revisions to design sought.

In respect of application 13/00219/CON: No objections to the demolition of the current building structure subject to the following conditions: A historical record survey is undertaken before and after demolition and the granting of consent to demolish is linked to the granting of planning permission for an acceptable replacement building.

In respect of application 13/00208/FUL: At the time of writing of this report the response from the Heritage Officer remains outstanding, although he has been extensively involved in design discussions with the applicant’s agent. The Officer has not objected to the principle of the development but seeks amendments to the gable element of the design facing north. The Officer supports the glass link element with reduced ridge height. It is anticipated that the response from the Heritage Officer will be available in time for committee and a verbal repost shall be made to Committee Members.

**Rights of Way Officer:** No response to date.

**Director of Education:** This proposed development is located within the catchment area for Eyemouth Primary School and Eyemouth High School. There will be a contribution of £3921 will be sought for the school.
Statutory Consultees

Community Council: Objects No objection to the property being turned into a house but the CC objects to proposed design, main points of objection summarised as:

Size, design and construction materials
Use of steel/glass
Proposal modern/out of character with surrounding properties and area
Proposal does not take into account character of B Listed Buildings
Negative visual impact
Traditional historic layout of harbour area contributes to character of place
Impact of landscape character of historic town contrary to council policy
Detrimental to Conservation Area
The proposal is taking part of The Bantry footpath
Impact on users from restricted access to include emergency
Proposal located on Berwickshire coastal path used by visitors and tourists
Reduction in number of tourists attracted to historic character layout/buildings
Tourist path essential to town to bring in tourists/income
Community council aim is to increase tourism for economic benefit

KEY PLANNING ISSUES:

- Impact on setting of Listed Buildings
- Impact of the proposed development on the character and amenity of the Conservation Area
- Impact on residential amenity

ASSESSMENT OF APPLICATION:

Policy

Policy N18 of the Structure Plan states that the Council will support development affecting Conservation Areas that is of a quality and design which will preserve and enhance the special character and appearance of these areas. Development proposals should seek to retain existing features which are considered integral to the character of the Conservation Area. There will be a presumption against development which is considered likely to have an adverse impact on a Conservation Area. This is reflected in Policy BE4 of the adopted Local Plan.

Policy N20 of the Structure Plan states that the Council will encourage a high quality of layout, design and materials in all new developments, including redevelopments and alterations.

Subject to a series of specific criteria, Policy G1 of the Local Plan requires that all new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings.

Demolition of existing buildings:

The principle of demolishing the buildings presently on site has been established through an earlier consent. The existing buildings are of little or no historic or architectural merit. Removal of the buildings would be supported in line with an
acceptable replacement development that would improve the overall conservation setting.

**Land-Use Principle:**

The Harbour area of Eyemouth contains a mix of uses. The site is not located in the primary shopping/commercial frontage and has neighbouring dwellings, which would adjoin the new development. The location is suited to a residential usage in policy terms. The principle of erecting a dwellinghouse on this site was clearly established by the earlier grant of detailed planning permission in 2009.

**Pre-Application Discussion:**

Several sketch schemes were considered prior to the application(s) being submitted. The scheme as submitted, being contemporary in style, is reflective of those discussions, at which officers expressed a level of support for the design, in terms of the visual impact. The scheme has evolved during the formal appraisal after a site visit with officers, and has been presented with some minor amendments to the design, as originally submitted.

**Heritage:**

Although this is a heritage setting and is fairly prominent, it is considered appropriate to introduce a contemporary form of development rather than a traditional scheme, as the immediate environment adjacent is not of distinctive nature or quality.

Policy G1 states that new development should be “designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design.” This is significant in the context of determining this application.

The development is considered to be subservient in terms of the general conservation environment and follows the traditional form of existing buildings in the terrace.

The Council’s supplementary guidance, “Placemaking and Design” encourages good modern design which follows what is describes as “contextual clues”; that is to say, modern design that picks up vernacular features of existing buildings. The SPG goes on to note that, “Good architectural design should avoid slavish reproduction of historic styles unless in specific circumstances – quality design will only create the heritage of tomorrow by being true to its cultural context.” It is considered that is achieved in this instance.

**Design:**

Members will note that the principal grounds of objection relate to siting, design, materials, impact on neighbouring properties and development over The Bantry walkway.

**Site:**

The application site is located within the Conservation Area adjacent to The Bantry walkway, from which the sea front of Eyemouth can be viewed. This sea front is
characterised by a diverse mix of house types and finishes which include traditional two storey terraced dwellings, modern semi-detached properties, and retail/leisure/pub/café facilities. Across the sea front there is no single building form in terms of plot sizes, house sizes and roof pitches, which combines to create a very diverse street scene. Given the mix of build types in the vicinity it is considered that the proposed dwelling, whilst contemporary in style, would respect the scale, form, design and materials of adjacent properties.

Original scheme as submitted:

The drawings as submitted illustrated a 2-storey development with a half gable element and elongated flat roofed section to the north elevation. Visually the vertical and horizontal elements did not sit comfortably with each other and the building did not relate well to the 1.5 storey house to the east. On the western elevation the ridge line of the dwelling continued through at the height of the adjoining listed buildings. The agent had originally proposed to use black zinc for the roof and walls of the development, but given the small size of the building it was considered this material/colour would lead to the building appearing overpowering at this location, to the detriment of the adjoining listed buildings in the terrace.

Amendments to design:

The Heritage Officer has not objected to the principle of the development but sought amendments to the gable element of the design facing north. The revised glass link element with reduced ridge height is supported. It is proposed to use cortan steel as an alternative material to zinc. In wide views back into the site it is considered that the use of cortan steel for the structure is acceptable on the grounds that the building will visually recede, blending in colour wise with the surroundings buildings.

In order to respect the adjoining listed terrace buildings, the design has been altered to include a glazed link section with dropped ridge line to provide for a more subservient appearance to the new build. It is considered that this successfully provides a suitable visual break between the old and the new build. The northern elevation of the dwelling has been altered to incorporate a full gable element, as opposed to the half gable as originally submitted. Visually, this achieves a better balance in terms of the existing form of the listed terrace and reduces the horizontal emphasis of the flat roofed section as viewed from the sea front. It is intended that the new build will be drawn back off The Bantry to follow the existing building line on the north elevation. Overall, visually, the relationship to the adjoined listed terrace and new 1½ storey build to the east is improved.

It is considered that the amended design will contribute positively to the character and form of the settlement, and will not detract from the character and amenity of the surrounding area or the character and appearance of the Conservation Area.

There is no doubt that this will be a building with a markedly different appearance to those surrounding (principally as a result of the choice of materials). This need not be an unacceptable approach, however, particularly given that the new building represents a modern interpretation of the traditional form of its neighbours, following the same form and footprint.

In this regard, the new development should still sit comfortably in the traditional core of the town.
The Bantry and access

The Roads Officer has not objected to the development on the basis that the building will not impinge on the footway or restrict access. The Rights of Way Officer has not responded at the time of writing this report. However, it is considered that the core path will remain unaffected by the development. Members may wish to consider a condition to ensure that the path remain free from obstruction during construction.

Neighbour Amenity

Policy H2 aims to protect the amenity and character of residential areas and requires that the scale, form and type of development is assessed in terms of its fit within a residential area to include level of visual impact, overlooking, loss of privacy and generation of traffic and noise.

The proposal will not have a significant adverse impact on the visual amenity of the surrounding area or the appearance of the buildings from street level. Concerns have been raised to a loss of light and privacy stemming from the proposal to shared properties to the rear. There is an existing degree of mutual overshadowing and overlooking of properties, and the proposed development is not considered to worsen the current situation. A small roof garden/amenity space is proposed and a condition to control landscaping and enclosure (for example obscure glazing) at this level is recommended. A condition in respect of restricting window openings to the rear elevation is proposed.

Flood Issues and Site specific matters

The Flood Officer has not objected to the proposed development but advised informatives are applied in respect of construction, materials and flood alerts. It is noted that SEPA did not object to the earlier application on flood risk grounds but advises that clarification of floor levels would be necessary. Other advice was given relating to site contamination, surface and waste water disposal. It would be prudent to apply conditions in this respect.

Land Ownership issues

The agent has been advised by the authority that the Council do not own the adjoining land outwith the applicant’s title (as confirmed by the Council’s Estates section), and that consent from the landowner would be required in order to implement the consent should the development project onto The Bantry. The agent has subsequently advised that it is intended to pull back the newbuild to reflect the footprint of the existing build.

Services

It is proposed that the development shall connect to the public water mains and drainage. The Settlement Profile for Eyemouth notes that there is currently capacity but contributions may be required for connections.

The agent has been advised that there is evidence of utility apparatus in the area, therefore the applicant must check with the relevant utility companies to ensure the building works will not impact on these services. Any diversion work will require to be carried out to the satisfaction of any affected utility company. The agent has also been advised that existing CCTV unit and life buoy will required to re-located to an
appropriate place along the sea front, in agreement with the Police and Neighbourhood Services, both at the expense of the developer. Street Lighting department have advised that the re-location of the CCTV may result in the column becoming a more prominent feature within The Bantry.

These matters would need to be resolved satisfactorily outwith the planning process before development commences.

**Legal Agreement/Education Provision**

A Section 75 agreement PL658/23J/NM/MH was entered into under application 07/023256/FUL with regard to development contributions. The agreement will need to be amended to reflect the current applicant and proposal.

**Conclusion**

Subject to agreed amendments to the scheme in respect of the North elevation, it is contended that these proposals are acceptable for this site and appropriate for the immediate surrounding area. It is considered that the development would considerably enhance the local environment. By virtue of its design, materials and relationship with existing buildings, occupiers and the environment, the development the development would not give rise to any overriding planning objections.

There would be no adverse impact on the character or appearance of the Conservation Area, and the proposed dwelling would be of a scale, massing, height appropriate to its surroundings.

It is considered that the proposed development would not harm the visual amenities or the residential amenities of neighbouring properties or have a significant adverse impact on the Conservation Area of Eyemouth, in compliance with development plan policies N18, N20 (Structure Plan 2009) and G1, BE2, BE4 and H2 (Consolidated Local Plan, 2011)

**RECOMMENDATION BY HEAD OF PLANNING AND REGULATORY SERVICES:**

13/00219/CON

I recommend that the planning application is approved subject to re-assignment of the legal agreement and conditions and informative for the following reason:

It is considered that the proposed development would not have a significant adverse impact on the Conservation Area of Eyemouth, in compliance with development plan policies N19 (Structure Plan 2009) and BE4 (Consolidated Local Plan, 2011)

**Conditions:**

1. The works of demolition hereby permitted shall not be begun until documentary evidence is produced to show that contracts have been entered into by the developer to ensure that building work is commenced within a period of 6 months following commencement of demolition.
Reason: To prevent premature demolition in the interests of the character of the Conservation Area.

2. The buildings/structures to which this consent relates shall not be demolished until all details required by planning permission reference number 13/00208/FUL have been submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent premature demolition in the interests of the character of the Conservation Area.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building Survey Report.
Reason: To preserve by record a building of historical interest.

Informative:

1. The developer’s attention is drawn to the separate, but related planning permission ref. 13/00208/FUL, which contains planning conditions over and above those included within this decision notice. It is incumbent on the developer to ensure that all requirements of said permission are fully discharged.

13/00208/FUL

I recommend that the planning application is approved subject to re-assignment of the legal agreement, conditions and informatives:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. No development shall take place until a revised elevation drawing detailing the treatment of the north elevation, and a revised site plan is submitted to, and approved in writing by the Local Planning Authority. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
3 Notwithstanding the description of the materials in the application, no
development shall be commenced until precise details of the materials to be
used in the construction of the external windows, doors, walls and roofs of the
buildings have been submitted to and approved in writing by the Local Planning
Authority, and thereafter no development shall take place except in strict
accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory
form of development, which contributes appropriately to its setting.

4 The finished floor levels of the building hereby permitted shall be consistent
with those indicated on a scheme of details, which shall first have been
submitted to and approved in writing by the Local Planning Authority. Such
details shall indicate the existing and proposed levels throughout the
application site.
Reason: To ensure that the proposed development meets with SEPA
requirements relating to flood risk.

5 The development shall be undertaken only in strict accordance with any
mitigation measures found to be necessary as a result of a site contamination
investigation, which shall be submitted to, and approved in writing by the
Planning Authority prior to commencement of the development hereby
approved.
Reason: In the interests of the health and safety of future occupiers and users
of the site.

6 The location of any meter boxes to be installed externally shall be agreed in
writing by the Local Planning Authority before development commences. Meter
boxes must be fitted in accordance with the details of that scheme prior to the
occupation of the development and retained.
Reason: To ensure a satisfactory appearance of the building in the
Conservation Area.

7 Notwithstanding the provisions of the Town and Country Planning (General
Permitted Development)(Scotland) Order 1992 (or amendments or re-
enactment or re-enactment thereof) no extension, enlargement; or other
alteration of the dwelling shall be carried out without the prior written consent of
the Council, to whom a planning application must be made.
Reason: The Local Planning Authority considers that the development hereby
permitted is the maximum that can be reasonably allowed without causing
detriment to the amenities of adjoining properties, and for this reason would
wish to control any future proposals or alterations or extensions.

8 Notwithstanding the provisions of the Town and Country Planning (General
Permitted Development)(Scotland) Order 1992 (or any subsequent provisions
amending or re-enacting that Order), no additional window or other opening
shall be made in the rear courtyard elevations of the building(s) unless an
application for planning permission in that behalf is first submitted to and
approved in writing by the Local Planning Authority.
Reason: To safeguard the privacy and amenity of the occupiers of adjacent
properties.
9 No development shall be commenced until a scheme for the removal and re-location of the life buoy to a place to be agreed in advance with the Authority and Neighbourhood Services has been submitted to, and approved in writing by the Planning Authority. Thereafter the re-location of the life buoy shall be carried out in strict accordance with the approved details.
Reason: In the interest of maintaining public safety

10 No development shall be commenced until a scheme for the removal and re-location of the CCTV column to a place to be agreed in advance with the Authority and Police has been submitted to, and approved in writing by the Planning Authority. Thereafter the re-location of the CCTV camera shall be carried out in strict accordance with the approved details.
Reason: In the interest of maintaining public safety

11 No development shall be commenced until a landscape scheme to include details of enclosure of the rooftop terrace has been submitted to, and approved in writing by the Planning Authority. Thereafter the development shall be carried out in line with the approved details.
Reason: To ensure a satisfactory appearance of the building in the Conservation Area.

12 No development shall take place until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation outlining a Watching Brief. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis the results of which will be submitted to the Planning Authority.
Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

Informative

1. The applicant is reminded that this permission does not convey approval for works affecting third party rights which may exist on the land or any adjoining. The applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission.

2. The applicant is advised that the Indicative River & Coastal Flood Map (Scotland) known as the “second generation flood mapping” prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. The Indicative Flood Mapping only shows a flood envelope which includes still water at high tide including a surge, there is no inclusion of wave
action and the effects of wind. Eyemouth bay is directly affected by North to Easterly winds resulting in waves over topping the Bantry wall, this may have an effect on the proposed development.

3. Due to the developments close proximity to the coast, it is recommended that the applicant adopts water resilient materials and construction methods appropriate to the property as advised in PAN 69, be aware of the need to take into account the potential for flooding arising from other sources such as road drainage.

4. As access and egress to the development may also be affected by flood waters, the applicant should arrange to receive flood warnings from SEPA, the applicant is advised to sign up to FLOODLINE at www.sepa.org.uk or by telephone on 0845 988 1188. It would also be advisable for the applicant to develop an evacuation plan for the building during times of flood warning.

5. A number of flood protection products such as floodgates and air-vent covers are also commercially available for the adjacent property and details of these can be found by calling Emergency Planning on 01835 825056 who may be able to offer discounts for the products.

**DRAWING NUMBERS**

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<th>Drawing</th>
<th>Location Plan</th>
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**Approved by**

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<td>Brian Frater</td>
<td>Head of Planning and Regulatory Services</td>
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The original version of this report has been signed by the Head of Planning and Regulatory Services and the signed copy has been retained by the Council.

**Author(s)**

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<td>Lucy Hoad</td>
<td>Planning Officer</td>
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