

## REPORT SUMMARY

|   |  |  |
|---|--|--|
| <b>REFERENCE NO - 21/01515/LBC</b>  |  |  |
| <b>APPLICATION PROPOSAL</b><br>Listed Building Consent - Externally fixed/mounted electrical & security equipment and signage/wayfinding.   |  |  |
| <b>ADDRESS</b> Tunbridge Wells Library Adult Education Centre Museum And Art Gallery Mount Pleasant Road Royal Tunbridge Wells Kent   |  |  |
| <b>RECOMMENDATION</b> to GRANT listed building consent subject to conditions (please refer to section 11.0 of the report for full recommendation)   |  |  |
| <b>SUMMARY OF REASONS FOR RECOMMENDATION</b> <ul style="list-style-type: none"> <li>• The proposal would result in the delivery of the Tunbridge Wells Cultural Hub on a site allocated for this purpose within the Site Allocations Local Plan (July 2016).</li> <li>• The proposal represents minor changes from the previous approvals granted under reference 17/03642/LBC, 19/00614/LBC, 20/00154/LBC and 20/02298/LBC;</li> <li>• The proposal would result in a minimal impact to the two listed buildings within the application site; the overall harm from the Amelia Scott development to the special character of the listed buildings (when taken in context with the rest of the previously permitted development) remains at the 'less than substantial' level and is still considered to be outweighed by the public benefits of the proposal;</li> <li>• Other issues raised have been assessed and there are not any which would warrant refusal of the application or which cannot be satisfactorily controlled by condition.</li> </ul> |  |  |
| <b>INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL</b><br>The following are considered to be material to the application:<br><b>Contributions (to be secured through Section 106 legal agreement/unilateral undertaking):</b> N/A<br><b>Net increase in numbers of jobs:</b> N/A<br><b>Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs:</b> N/A<br>The following are not considered to be material to the application:<br><b>Estimated annual council tax benefit for Borough:</b> N/A<br><b>Estimated annual council tax benefit total:</b> N/A<br><b>Estimated annual business rates benefits for Borough:</b> N/A  |  |  |
| <b>REASON FOR REFERRAL TO COMMITTEE</b><br>Tunbridge Wells Borough Council is the applicant and freehold owner of land within the application site  |  |  |
| <b>WARD</b> Park  | <b>PARISH/TOWN COUNCIL</b>               | <b>APPLICANT</b> Mr Patrick Rynne<br><b>AGENT</b> Mr Edward Dunderdale |
| <b>DECISION DUE DATE</b><br>EOT 26/07/21  | <b>PUBLICITY EXPIRY DATE</b><br>18/06/21 | <b>OFFICER SITE VISIT DATE</b><br>Various                              |
| <b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>   |  |  |

**Whole site**

|               |   |         |          |
|---------------|---|---------|----------|
| 21/01990/ADV  | Advertisement Consent - Provision of 5 external signs   | Pending |          |
| 20/02298/LBC  | Listed Building Consent: Variation of Condition 2 (Approved Plans) of 20/00154/LBC - Internal and external alterations including associated drainage and retention of external stairwell and new kiln room door; amendment to basement layout of AEC building; addition of metal IT cage to Museum building; minor change from door from infill extension to courtyard; demolition of one existing later addition wall to first floor of the AEC; minor changes to archive extension windows; creation of access between the archive extension and museum roof. | Granted | 29/10/20 |
| 20/00253/FULL | Variation of Condition 2 of 19/00577/FULL - Internal and external alterations to the current permission including: amendments to the internal layout, retention of an existing lift and associated layout changes, plus changes to agreed external materials including the omission of zinc cladding and amendments to the brick specification  | Granted | 27/03/20 |
| 20/00154/LBC  | Listed Building Consent: Variation of Condition 2 of 19/00614/LBC - Internal and external alterations to the current consent including: amendments to the internal layout, retention of an existing lift and associated layout changes, plus changes to agreed external materials including the omission of zinc cladding and amendments to the brick specification   | Granted | 27/03/20 |
| 19/00614/LBC  | Listed Building Consent - Partial demolition of the Adult Education Centre, Museum and Library and removal of two huts to the rear of the site. Erection of extensions to the side and rear of the Adult Education Centre, Museum and Library to create a unified Cultural Hub. Associated internal and external alterations.   | Granted | 09/05/19 |
| 19/00577/FULL | Variation of Condition 2 (Approved Plans) of 17/03640/FULL - Omission of proposed   | Granted | 09/05/19 |

|               |   |         |          |
|---------------|---|---------|----------|
|               | lantern above the Museum entrance;<br>Removal of screen between existing Museum entrance and lending library;<br>Removal of lightwell to the west elevation of the AEC building; Removal of stairwell to the south elevation of the AEC; Omission of Door DG.39 From AEC ground floor entrance; AEC Corridor Doors at ground, first and second floor level to be replaced instead of retained; New structural arrangement to café; addition of roof plant to AEC; Alterations to infill extension design; Amendments to external acoustic screen to roof plant area above archive extension |         |          |
| 17/03640/FULL | Proposal: Partial demolition of the Adult Education Centre, Museum and Library and removal of two huts to the rear of the site. Erection of extensions to the side and rear of the Adult Education Centre, Museum and Library to create a unified Cultural Hub  | Granted | 24/01/18 |
| 17/03642/LBC  | Proposal: Listed Building Consent - Partial demolition of the Adult Education Centre, Museum and Library and removal of two huts to the rear of the site. Erection of extensions to the side and rear of the Adult Education Centre, Museum and Library to create a unified Cultural Hub. Associated internal and external alterations.   | Granted | 24/01/18 |

#### **Tunbridge Wells Library, Museum and Art Gallery**

|                  |   |               |          |
|------------------|---|---------------|----------|
| 15/504150/COUNTY | County Council Regulation 3 application for a single storey extension to the fire escape lobby area and new tarmac path leading to the existing car park.               | No Objections | 18/06/15 |
| 13/00990/LBC     | Listed Building Consent: Divide an existing office into two and form new door opening in existing wall with general refurbishment of area to form Register Office space | Granted       | 21/06/13 |
| 12/00814/KCCRG3  | Regulation 3 (KCC) Extension to rear of building to house new lift  | No Objections | 02/05/12 |
| 12/00500/LBC     | Listed Building Consent: External lift shaft and internal alterations including new lift lobbies, w/cs and doors  | Granted       | 18/07/12 |
| 07/00723/LBC     | Listed Building Consent - Repairs/upgrading   | Granted       | 26/04/07 |

|                 |  |                                 |          |
|-----------------|--|---------------------------------|----------|
|                 | to main roof   |                                 |          |
| 07/00528/LBC    | Listed Building Consent - Replace existing opening hours sign with new design of same size                             | Granted                         | 05/04/07 |
| 05/02190/LBC    | Listed Building Consent - Temporary consent for raising the path and fitting guard rail.                               | Granted                         | 17/10/05 |
| 04/02025/KCCRG3 | Disabled access improvements - Alterations to height of pavement outside Library                                       | No Objections                   | 12/09/05 |
| 04/01838/LBC    | Listed Building Consent - To provide disabled access into and around the ground floor                                  | Granted                         | 12/09/05 |
| 00/02283/LBC    | Listed Building Consent - New external and internal banners and external notice board                                  | Granted                         | 12/03/01 |
| 00/02296/ADV    | Advertisement - non illuminated projecting banners   | Granted                         | 19/12/00 |
| 00/00987/LBC    | Listed Building Consent - New display cases and reception counter in foyer and museum                                  | Granted                         | 26/07/00 |
| 98/01503/LBC    | Listed Building Consent - repairs to 4 no. brick corners to parapet with insertion of expansion joints to parapet wall | Called in by Secretary of State | 07/12/98 |

#### Adult Education Centre

|                 |  |               |          |
|-----------------|--|---------------|----------|
| 12/00525/LBC    | Listed building consent: 4 no. internal lift lobbies, installation of lift and upgrade of existing doors to provide 30min fire compartmentation to comply with current building regulations                        | Granted       | 07/08/12 |
| 10/03489/LBC    | Listed Building Consent - (1) Repairs to front elevation stonework and roof; (2) Secondary glazing fire protection to 3 No. large windows adjacent to fire escape; (3) Removal and infill of 3 No. pavement lights | Granted       | 10/01/11 |
| 03/00076/LBC    | Listed Building Consent - Ramp to front entrance   | Granted       | 16/07/03 |
| 02/02948/KCCRG3 | KCC Joint Regulation 3 - Disabled ramp to front elevation and installation of front entrance doors   | No Objections | 03/01/03 |

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 This application refers to part of the wider civic complex within Tunbridge Wells Town Centre. The application site is approximately 0.24ha in size and comprises the Adult Education Centre (AEC) and the library and museum building. Both of these are Grade II Listed, and the application site is situated within the Tunbridge Wells and Rusthall Conservation Area. The whole site is currently closed as the Amelia Scott project is under construction pursuant to the earlier planning permissions/LBCs granted in 2018, 2019 and 2020. These have been implemented and the project has been largely completed externally.
- 1.02 The existing buildings on site comprise the three-storey AEC building and the two-storey library & museum building. Both the main buildings have basement areas. Two huts for use by the AEC formerly stood at the rear of the site but have been demolished as part of the implementation of the 2018 - 2020 planning permissions and listed building consents.
- 1.03 The library and museum were built in 1939, fitted out during WWII and finally completed in the early 1950s. External materials are largely brown brick with reconstituted stone dressings. Distinctive features of the building identified in the listing description are the stone coping and band at the top with the wording "LIBRARY AND MUSEUM"; the eight 30-pane sashes and central tall window incorporating a double door with lotus decoration and a frieze above; and the large well staircase. In the late 1960s, the bowed ground floor section at the rear was extended upwards to form a rear first floor reference library. This section has also been removed as part of the Amelia project.
- 1.04 The AEC (originally called the Technical Institute) is a red brick building on a stone plinth dating from 1902 and reflects the Art Nouveau style. Notable features include three immense stone dormer windows on the 2nd floor, the use of casement windows and three large bays on the first floor; and the frieze above the first floor.
- 1.05 Prior to redevelopment the AEC building and the two huts provided a range of classes along with offices, storage, WCs and a café. There were formerly parking bays on the southern side of the site and between the two huts.
- 1.06 The museum, library and registration services were housed in the existing library building (with services currently being temporarily being delivered from a Unit within the Royal Victoria Place). The ground floor hosted the main lending library along with WCs and offices/workroom. The reference library/local studies section, museum and art gallery were on the first floor, again with ancillary offices/storage. The building's basement included a staff room, storage areas, reserve book stock and archive material storage, along with a small kitchen.
- 1.07 To the south of the site is the Grade II listed Town Hall, Assembly Hall Theatre, police station and former Magistrates' Court. To the east is Monson House, a 1980s office block. To the west is Civic Way, a grassed/tree lined area dividing Civic Way from Mount Pleasant Road and the Grade II listed war memorial. North of the site is Monson Colonnade, Nos. 36-50 (evens) Monson Road and the Opera House, which are all Grade II listed

## 2.0 PROPOSAL

### ***Background – previous permissions and LBCs***

2.01 Application 17/03642/LBC granted listed building consent for works to facilitate a new Cultural Hub (TWCH) offering access to a range of public and other services for the area. The project has since been named 'The Amelia Scott', after Amelia Scott (1860 - 1952) who was a British social reformer, campaigner for women's suffrage and one of the first two women elected as Tunbridge Wells councillors. The supporting development plan policy documents still refer to the project as the 'Cultural Hub', however, this makes no difference to the planning considerations of the proposal.

2.02 The previously-granted permissions/LBC were to refurbish and renovate the existing museum and library building in Civic Way and the AEC on Monson Road, by incorporating extensions to bring the two buildings together and demolishing the two huts at the rear, which were argued to present accessibility issues and to be unfit for purpose. The following services are to be incorporated in the new extended complex of buildings:

- Museum
- Library and Archive
- Adult Learning Education Centre
- Tourist Information Centre
- Gateway Services
- Birth/death Registration Services

2.03 The development would also include a café, shop and other public facilities. Broadly the previously permitted development involved works to;

- Demolish the two AEC 'huts' to the rear of the site;
- Remove the first floor level at the rear of the library & museum building, plus remove the entire east-facing rear wall and both first and second floor levels to create better links with the AEC;
- Remove the ground floor WC structure to the rear of the AEC;
- Construct a barrel-roofed infill extension linking the AEC with the library & museum. This would be designed as a lightweight timber/steel structure with a fully glazed façade to Monson Road and continuation of the existing AEC stone plinth at ground level, with a further glazed area overlooking the new courtyard;
- Construct a two storey extension to the rear of the library & museum to house a temporary exhibition space, workshop and ancillary storage plus a loading bay accessed via a roller shutter (ground floor). There would be a reference library/archive (first floor) - this extension would be purpose built for these uses. The design is intended to reflect a brick-built 'box' with a stone plinth that relates to the banding around the top of the museum/library;
- Create a new external courtyard space to provide an area for temporary exhibitions/events, plus a café seating area with gates (to be designed by a commissioned artist) to the east boundary to secure the area;
- Add a new steel-framed lantern-style roof light over the top of the main library & museum entrance to provide additional light to the staircase area;
- Replace/restore the existing rooflights to the museum galleries;
- Add new automatic sliding doors to the AEC, with retention of the existing doors (enabling them to be held open);
- Open up of the rear elevation of the AEC and its cafe with new windows/doors to provide access to the courtyard;

- Insulate and recover the flat roof of the library & museum building, zinc covered and louvered plant areas on the southern side (on the roof of the existing building and the proposed extension) adjacent to a solar PV array;
- Add insulation and secondary glazing throughout the buildings;
- Create various alterations to the fenestration on both buildings.

2.04 Both buildings would maintain their respective entrances on to Civic Way and Monson Road.

2.05 The rationale behind the layout is to provide a 'noisy' wing on the north side and a 'quiet' wing to the south.

***Current LBC application***

2.06 This application seeks LBC for a range of works associated with the previously permitted extension and conversion of the buildings;

*Signage (this is also subject to a parallel Advertisement Consent application to be heard at the same Committee meeting)*

- Addition of vertical aluminium powder coated signs to the west and north elevations of the library and to the east elevation of the two storey extension;
- Addition of an 'exterior events window' adjacent to the main doors to the former library. This would accommodate various A1/A2/A3 size posters advertising events at the facility. It would be made from powder coated stainless steel.
- Details of an aluminium horizontal freestanding sign outside the main door of the AEC is also included however this does not require LBC as it is not physically attached the listed building.

*Lightening tape (works already carried out)*

- Re-positioning of lightening tape to the existing elevations of the building and the addition of new tape to the extensions.

*Lighting and security cameras (the lighting has already been approved for planning permission purposes through details submitted to address condition 14 (Lighting Layout Plan) of planning permission 20/00253/FULL using the same plans 2100G and 2104G)*

- Addition of the above to either side of the AEC / library doors and within the courtyard areas (lighting/emergency lighting);
- Security cameras to the south and north elevations of the former library, plus the east elevation of the AEC and the two storey extension;
- A replacement street light to the corner of the east/south elevations of the AEC.

**3.0 SUMMARY INFORMATION (overall figures from previous permissions/LBCs in respect of the whole Amelia Scott project – these do not relate directly to the works proposed under the current application)**

|                | Existing  | Proposed  | Change (+/-) |
|----------------|-----------|-----------|--------------|
| Site Area      | 0.2 ha    | 0.2 ha    | No change    |
| Gross External | 3873 sq.m | 4544 sq.m | +671 sq.m    |

|                                    |  |  |  |
|------------------------------------|--|--|--|
| Area                               |  |  |  |
| Internal Floorspace                | 3390 sq.m  | 3972 sq.m:<br>Additional 1182 sq.m, with 600 sq.m to be removed.   | +582 sq.m  |
| Land use                           | Adult Education Centre, Museum, library, gallery space and ancillary outdoor, office and storage areas | Adult Education Centre, Museum, library, gallery space and ancillary outdoor, office and storage areas along with Tourist Information Centre and Gateway | Addition of Tourist Information Office and Gateway |
| Car parking spaces (inc. disabled) | 8 along southern edge plus space for 4-5 in the courtyard  | 0, with a dedicated loading bay included on the eastern elevation.   | -12/13   |
| Cycle spaces                       | 0  | 24   | +24  |
| No. of storeys                     | AEC: 3<br>Library & museum: 2  | AEC: 3<br>Library & museum: 2  | No change  |
| Max ridge height                   | AEC: 18.9m<br>Library: 10.4m   | No change to existing building heights.<br>Infill extension: 14.9m.<br>Rear extension: 9.9m<br>Height of top of lantern from ground level: 12.1m         | As set out in preceding column                     |
| Max height inc. plant              | As above   | As above except for 11.8m for Rear Extension   | As set out in preceding column                     |
| No. of jobs                        | 25 Full-time (FT),<br>23 Part-time (PT)  | 30 FT, 25 PT   | +5 FT and +2 PT                                    |

#### 4.0 PLANNING CONSTRAINTS

The Tunbridge Wells Library, Museum & Art Gallery and the Adult Education Centre buildings are both Grade II listed (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

#### 5.0 POLICY AND OTHER CONSIDERATIONS

**The National Planning Policy Framework (NPPF) 2019**  
**National Planning Practice Guidance (NPPG)**



**Site Allocations Local Plan Adopted 2016**

Policy AL/STR 1: Limits to Built Development

Policy AL/RTW 2A: Civic Complex/Crescent Road Area of Change

**Tunbridge Wells Borough Core Strategy 2010**

Core Policy 4: Environment

Core Policy 9: Development in Tunbridge Wells

**Tunbridge Wells Borough Local Plan 2006**

Policy EN1: Development Control Criteria

**Supplementary Planning Documents**

Civic Development Planning Framework

**Other documents:**

Tunbridge Wells Cultural Strategy 2014-24

Draft Local Plan – only limited weight can be given to this as it has not been formally submitted for examination, following conclusion of the Regulation 19 consultation

**6.0 LOCAL REPRESENTATIONS**

6.01 Site notices were displayed around the application site on 19 May 2021. The application was also advertised in the local press.

6.02 No comments have been received from members of the public.

**7.0 CONSULTATIONS**

**Historic England**

7.01 **(20/05/21)** – below threshold for comment

**Principal Conservation Officer**

7.02 **(28/05/21)** - have reviewed the application drawings and supporting documents and am familiar with the site.

- Lightening tapes - the elevation drawings do not appear to match the installation on site. Drawings will need to be amended (Officer note – this has been done).
- Proposed emergency lighting - this is a necessary addition.
- Signage - this has been discussed at pre-application meetings and has been agreed as acceptable.

**8.0 APPLICANT'S SUPPORTING COMMENTS**

N/A

**9.0 BACKGROUND PAPERS AND PLANS**

9.01 2100 Rev G  
2101 Rev H  
2102 Rev G  
2103 Rev G

2104 Rev G  
Location Plan  
Access Control Equipment Data Sheets  
Intruder Alarm Equipment Data Sheets  
Light fitting type F1 & F1E Data Sheets  
Lightning Protection Data Sheets  
External Floor Box Data Sheets  
CCTV Cameras Data Sheets  
CCTV Equipment Data Sheets  
Advert drawings G-E01 to G-E05 Rev 2  
New streetlight details

## 10.0 APPRAISAL

10.01 The issue to be considered is whether the proposal is acceptable in terms of its impact on the listed buildings (AEC and the library & museum) and their settings. This is the same approach that was applied to the previous LBC applications.

10.02 There is a statutory duty for local planning authorities in considering whether to grant listed building consent, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

10.03 Para 185 of the NPPF sets out that;

*'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

Footnote 62 clarifies that the principles set out in section 12 of the NPPF apply to the heritage-related consent regimes as well as plan making and decision making.

10.04 Para 194 makes it clear that the significance of a heritage asset can be harmed or lost through its alteration or destruction or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional, although this has not been an overall finding on previous LBC/planning applications for the Amelia Scott project.

10.05 NPPF Para 196 states that;

*'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

*Extant consents*

- 10.06 The original proposal involves internal and external alteration to both buildings, as set out in section 2.0. This is particularly relevant to the library & museum, where the entire rear wall and half of the external wall facing Monson Road will be completely removed, as will a large amount of internal walling.
- 10.07 The Heritage Statement submitted as part of the previous LBC evaluates the significance of particular areas of the building, based on;
- The original or historic plan-form and significance of building fabric and;
  - The contribution of the elevations to townscape/aesthetic value and their architectural emphasis.
- 10.08 The most significant and important areas of the buildings (the front elevations) will remain largely unchanged by the originally-approved project. Being 20<sup>th</sup> Century buildings, much of the internal fabric (except the original glass screens in the library) is not considered to be of significant intrinsic value, however the location and plan form of internal walls relates to the original layout and design of these municipal buildings and reflects the purposes for which they were originally intended.
- 10.09 The PCO summarised on the previous iterations of this scheme that the harm caused to the two listed buildings by the individual changes ranges from 'less than substantial' to 'substantial' in the case of the demolition of the rear wall of the library building. This is because the greater the cumulative number of individual changes, the greater the level of harm. There are benefits from the development too, namely the removal of many of the inappropriate later interventions including modern suspended ceilings, steel fire escapes and internal subdivisions which are significant heritage benefits. The overall judgement was that 'less than substantial harm' would occur.
- 10.10 The changes proposed here are minor and relate to functional, necessary additions such as security cameras, external lighting and wayfinding adverts that are necessary for the extended building to function as a public facility. As such they cause little harm in themselves and not greater degree of harm to the heritage assets would occur than was previously found acceptable. Historic England raises no objections either. It can therefore be reasonably concluded that the public benefits of the scheme, which remain unchanged, would similarly outweigh the reduced level of harm and be consistent with previous decisions.

**Overall summary**

- 10.11 In cases where 'less than substantial' harm is found, NPPF paragraph 196 thus applies. This is not to ignore the statutory duty imposed in LPAs by section 66(1) of the Act. If the LPA considers that the harm is less than substantial, the harm must still be given considerable importance and weight. It is a judgement for the decision-maker as to whether the non-heritage public benefits of the proposal and securing the optimum viable use of the assets outweigh that identified 'less than substantial' harm; and whether the proposal secures the optimum viable use of the buildings.
- 10.12 In summary, whilst the resulting harm to the heritage assets of the overall project is still considered to be towards the upper end of less than substantial, this harm is still considered to be outweighed by the previously-appraised public benefits of the scheme and securing the assets' optimum viable use. On this basis the tests within NPPF para 196 is still considered to be met and it is recommended that Listed Building Consent is granted.

10.13 As this is a 'stand alone' application and is not an amendment to the previous LBCs there is no need to repeat the conditions from those earlier consents.

**11.0 RECOMMENDATION – GRANT** Subject to the following conditions

**CONDITIONS**

- 1) The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

2100 Rev G  
2101 Rev H  
2102 Rev G  
2103 Rev G  
2104 Rev G  
Location Plan  
Access Control Equipment Data Sheets  
Intruder Alarm Equipment Data Sheets  
Light fitting type F1 & F1E Data Sheets  
Lightning Protection Data Sheets  
External Floor Box Data Sheets  
CCTV Cameras Data Sheets  
CCTV Equipment Data Sheets  
Advert drawings G-E01 to G-E05 Rev 2  
New streetlight details

Reason: To clarify which plans are approved

Case Officer: Richard Hazelgrove

**NB** For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.