

**PARISH**

Pinxton Parish

---

<b>APPLICATION</b>	Demolition of existing Church Hall and erection of a new single storey Church Hall
<b>LOCATION</b>	St Helens Church Hall Church Street East Pinxton Nottingham
<b>APPLICANT</b>	Amelia Carter, Dragonfly Management Ltd
<b>APPLICATION NO.</b>	25/00293/FUL
<b>CASE OFFICER</b>	Mr Mitchel Smith
<b>DATE RECEIVED</b>	3rd July 2025

---

**SUMMARY**

This is a full planning application for the demolition and erection of a replacement Church Hall. The site is currently occupied by a church hall which previously provided a number of community facilities. The main issues for consideration are whether the development proposed results in harm to the character and appearance of the area, harm to residential amenity and raises any unacceptable impacts on highway safety and the local road network.

The decision is referred to Planning Committee in the interests of openness and transparency, given that the application site is owned by the District Council.

The application is recommended for condition approval.

**Site Location Plan**

## OFFICER REPORT ON APPLICATION NO.25/00293/FUL

### SITE & SURROUNDINGS



The application site comprises a section of land within the development envelope of Pinxton situated in a predominantly residential area. The site is currently occupied by a detached brick finished building with a tiled pitched roof and is bound by timber fencing on all boundaries. The building is fronted by a section of hardstanding while the rear of the site contains sections of overgrown grass, shrubbery, and hardstanding.

Church Street East is made up of a number of residential properties which vary significantly in scale, design and material finish.

### PROPOSAL

The application is seeking planning permission for the demolition and erection of a replacement church hall. The proposed development measures 24.3m in length and 10m in width containing a Main Hall area, kitchen, store, male, female, and accessible WC's, a plant room and office space. Access to the building is provided through the main entrance lobby area sited on the principal elevation or via an access ramp to the side.

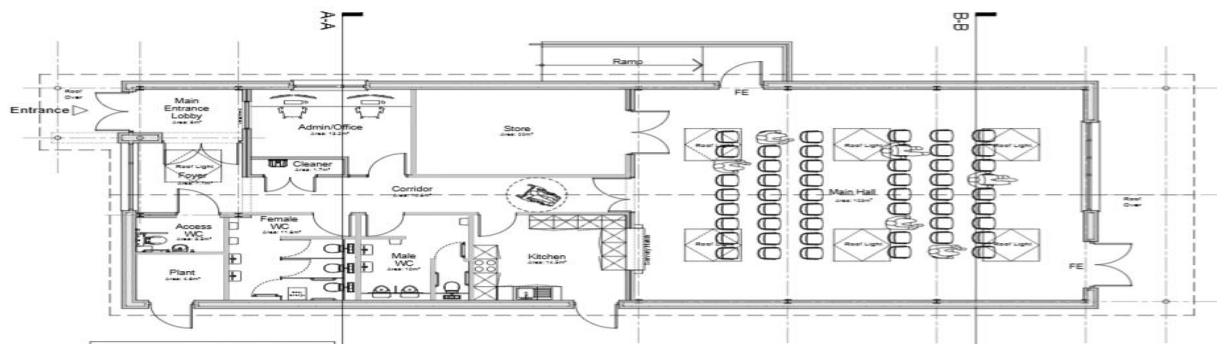


Figure 1 - Proposed Ground Floor Plan (24101-CO-CC-CC-DR-A-21001)

The proposed replacement hall will be single storey, measuring 6.2m in height to the ridge of the pitched roof. The building will be constructed predominantly in red brick, with sections of cladding and large feature windows proposed to the principal elevation.

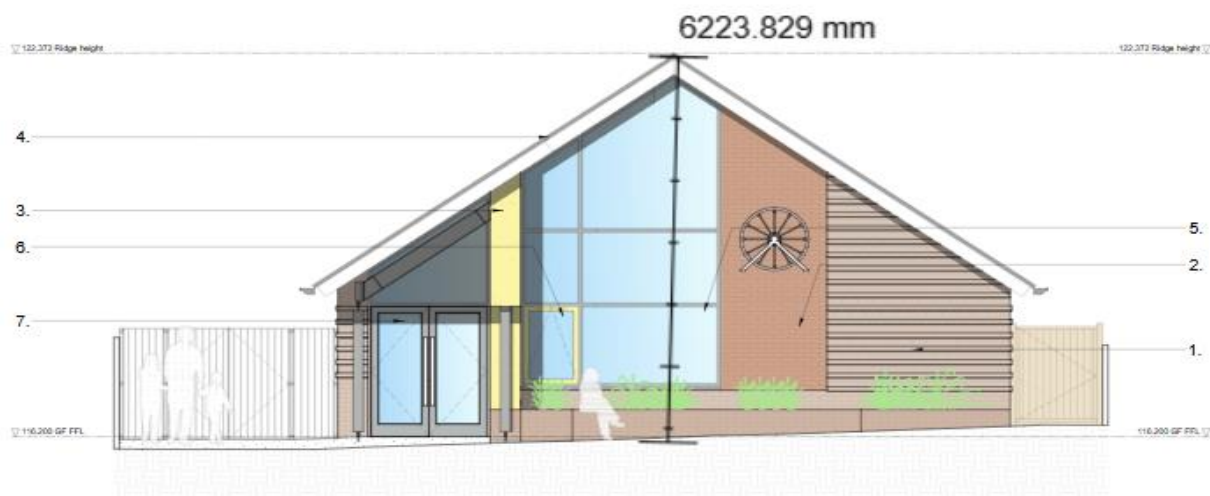


Figure 2 - Proposed principal elevation (24101-CO-XX-XX-DR-A-41001)

A terraced area is proposed to the rear of the site which looks out onto a greenspace situated towards the rear boundary of the application site. This area comprises the planting of various trees, shrubs, hedgerows and grassed lawns. Hard landscaping is proposed throughout including tarmac paths, concrete paving and a resin garden path.

### Supporting Documents

- Design and Access Statement
- Biodiversity Net Gain Report
- Coal Mining Risk Assessment
- Elevation Render Images

### **AMENDMENTS**

The application has not been amended since submission.

### **EIA SCREENING OPINION**

The proposal does not constitute to EIA development.

### **HISTORY**

BOL/1987/0170	Granted	Construction of car park at rear (BOL 487/170)
	Conditionally	

### **CONSULTATIONS**

Statutory consultees were invited to consider the application on the 8<sup>th</sup> and 15<sup>th</sup> of August requiring comments to be provided by the 29<sup>th</sup> of August and 5<sup>th</sup> of September respectively.

### Coal Authority

- **15/08/2025:** The site falls within the Coal Authority's defined Development Low Risk

Area. On this basis there are no specific comments to make. It is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

#### DCC Highways

- **27/08/2025:** No objections as there appears to be no material impact on the public highway.

#### Derbyshire Wildlife Trust

- **04/09/2025:**
  - Protected species: existing building is assessed as having 'low' suitability for use by bats, a nocturnal survey did not identify bats, and no further surveys are considered necessary.
  - Biodiversity net gain: proposals are anticipated to result in a +61.04% gain from the creation of modified grassland and tree planting and +215.82% gain in hedgerow units by native hedgerow creation.
  - Conditions recommended relating to nesting birds, hedgehog precautionary measures, a species enhancement plan and habitat management and monitoring plan.

#### Pinxton Parish Council

No comments received.

#### Pollution

- **18/08/2025:** No objections in principle but recommends conditions requiring the submission of a programme of measures to minimise the spread of airborne dust, a site investigation to assess potential contamination and remediation if necessary and limiting construction works between 07:30am – 6pm Monday to Friday and 07:30am – 1pm on Saturdays.

#### Urban Design Officer

- **18/08/2025:** No objection to the current proposal. Much improved scheme compared to the previous two iterations. The size and scale of the building works well with the scale of the houses. The design of the building reflects the scale and nature of the previous building.

### **PUBLICITY**

The application has been advertised by way of a site notice and neighbour notification letters. The site notice was posted on 12/08/2025 and required comments by 02/09/2025.

Neighbour notification letters were posted on 08/08/2025. Comments required by 29/08/2025.

One representation has been received, which raises concerns given no parking provision is proposed at the site and the potential traffic and safety implications this may have on the highway.

### **POLICY**

Local Plan for Bolsover District ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:

- SS1 Sustainable Development
- SS3 Spatial Strategy and Distribution of Development
- SC1 Development within the Development Envelope
- SC2 Sustainable Design and Construction
- SC3 High Quality Development
- SC9 Biodiversity and Geodiversity
- SC10 Trees, Woodland and Hedgerows
- SC14 Contaminated and Unstable Land
- ITCR4 Local Shops and Community Facilities
- SC11 Environmental Quality (Amenity)
- ITCR10 Supporting Sustainable Transport Patterns
- ITCR11 Parking Provision

#### National Planning Policy Framework (“the Framework”)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Chapter 2 (paras. 7 – 14): - Achieving sustainable development.
- Paragraphs 48 - 51: Determining applications.
- Paragraphs 56 - 59: Planning conditions and obligations.
- Paragraphs 85 - 87: Building a strong, competitive economy.
- Paragraphs 96 - 108: Promoting healthy and safe communities.
- Paragraphs 109 - 118: Promoting sustainable transport.
- Paragraphs 124 - 128: Making effective use of land.
- Paragraphs 131 – 141: Achieving well-designed places.
- Paragraph 161, 163, 164, and 166: Meeting the challenge of climate change.
- Paragraph 170 - 182: Planning and Flood Risk.
- Paragraphs 196 - 201: Ground conditions and pollution.

#### Supplementary Planning Documents

##### *Successful Places: A Guide to Sustainable Housing Layout and Design, Adopted 2013:*

The purpose of the Successful Places guide is to promote and achieve high quality residential development within the District by providing practical advice to all those involved in the design, planning and development of housing schemes. The guide is applicable to all new proposals for residential development, including mixed-use schemes that include an element of housing.

##### *Local Parking Standards:*

This document relates to Policy ITCR11 of the Local Plan by advising how the parking standards contained in appendix 8.2 of the local plan should be designed and implemented

with development proposals. This SPD does not revise the standards contained in the Local Plan but does provide suggested new standards for parking matters not set out in the Local Plan, such as cycle parking. The design supersedes the parking design section included within the existing Successful Places SPD (2013).

*Biodiversity Net Gain Design Note:*

In light of the requirement for mandatory 10% biodiversity net gain, the Council has prepared a planning advice note to provide advice on the background to the introduction of mandatory 10% Biodiversity Net Gain, how this statutory provision relates to policy SC9: Biodiversity and Geodiversity in the Local Plan for Bolsover District, and how we will expect those preparing applications to approach this new legal requirement.

## **ASSESSMENT**

### ***Key issues***

*It is considered that the key issues in the determination of this application are:*

- *the principle of the development*
- *the impact on the character and appearance of the area*
- *the impact on residential amenity*
- *whether the development would be provided with a safe and suitable access, and;*
- *the impact of the development on the local road network*

*These issues are addressed in turn in the following sections of this report*

### **Principle**

In order to contribute to sustainable development within the Bolsover District, development proposals must accord with a series of provisions set out in policy SS1 of the Local Plan, those of note include:

- Promote the efficient use of land and the re-use of previously developed land in sustainable locations.
- Locate development in close proximity to trip generators with the aim of reducing the need to travel by non-sustainable modes of transport.

As to whether the development is within a sustainable location, policy SS3 the Local Plan aims to direct development within the Bolsover District in accordance with the following settlement hierarchy:

- a) Firstly to the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne.
- b) Then to the Large Villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough.

Each of the settlements in the hierarchy has a development envelope defined on the Policies Map, within which urban forms of development will generally be acceptable in principle. The application site is situated within the development envelope of Pinxton and therefore is compliant with policies SC1 and SS3 of the Local Plan for Bolsover District.

Policy ITCR4 states that planning permission will only be granted where the loss of a



community facility / village hall accords with one of a series of criteria. The criteria relating to this application include:

- The loss of the specific facility would not create, or add to, a shortfall in the provision or quality of such facilities within the locality (400m around the application site, based on an approximate ten-minute walking time), and;
- Appropriate replacement facilities are provided in a sustainable alternative location.

Sited 300m to the north application site is Town Street Methodist Church and 650m to the south-west is St Helens Church, while this is slightly over the 400m parameters set out in policy ITCR4 is it not considered to be unreasonable for the users to travel a further 250m as a result of the pedestrian facilities in place. The replacement building will also provide the locality with an additional community building which is considered to be an appropriate replacement facility. As such, the proposal accords with the provisions of policy ITCR4.

As a result of the assessment above and given there are several bus stops between 100m and 120m to the east and west of the application site, it is determined that the proposal constitutes sustainable development, in line with policy SS1 of the Local Plan.

#### Impact on the character and appearance of the area

The streetscene of Church Street East is made up of a series of residential properties which vary significantly in scale, design and material finish.

Given the nature of the development the Council's Urban Design Officer (UDO) has been consulted on the application. The comments received state that the scheme considers the privacy and amenity of the neighbouring residential properties. The size and scale of the building works well with the scale of the houses surrounding it and fits within the wider local context. The building as amended matches the height of the existing building and does not have the same potential for overlooking as previous proposed schemes. It is, however, only marginally larger than the existing hall and therefore limited in scale of use.

The design of the proposed building reflects the scale and nature of the previous building. Whilst losing the traditional religious character, it does provide the character of a community hall and is of a contemporary style. It works as a landmark building within the context of this street, rather than the traditional character of communal buildings in the wider area.

The rear terrace area is considered to be proportional, and the remaining garden area will provide an attractive useable outdoor space, whilst contributing to biodiversity net gain. As such, the UDO raises no objections to the proposal in design terms.

As a result of the varied appearance of the streetscene, it is considered that the introduction of the contemporary building will not result in undue visual harm. The design and materials proposed are suitable for the setting and reflect the nature of the previous building. On this basis and given there have been no objections from the Council's UDO, it is considered that the proposal amounts to good design and accords with the provisions of policies SC2 and SC3 of the Local Plan and the 'Achieving well-designed places' section of the Framework.

#### Residential Amenity

The application site is bound by residential properties on all boundaries. The footprint of the proposed building is larger than the existing but in terms of height the development is

considerably reduced. Relevant daylight assessments have been conducted which have determined that the development will not result in unacceptable overshadowing effects.

The height reduction along with the positional siting of the dwelling ensures minimal overbearing impacts to the neighbouring properties.

Officers had initial concerns that the proposed terrace would result in overlooking of the neighbouring dwellings to the east, south, and west; however, the current relationship and small-scale boundary treatments already results in overlooking from the rear of the application site into the private amenity spaces of the surrounding residents. The proposed landscaping will screen the private amenity spaces of the neighbouring residents and therefore the proposal results in a betterment to the surrounding properties in terms of privacy considerations.

As such, the proposed development will not introduce a harmful relationship with the surrounding residential properties with regard to potential overlooking, overbearing and overshadowing effects, in accordance with policy SC11.

Policy SC11 also states development, which is likely to cause, or experience, a loss of residential amenity as a result of light, noise, dust, odour or vibration, must be supported by a relevant assessment or be supported by appropriate mitigation.

Environmental Health were consulted on the application and recommended conditions relating to residential amenity. The first requires the submission of a scheme to minimise airborne dust from the site and the second limited the hours of construction to between 07:30am to 6pm Monday to Friday and 07:30am to 1pm on Saturday. Both conditions are necessary in order to ensure a suitable level of amenity is provided to neighbouring residents, in line with policy SC11.

Overall, subject to conditions, it is determined that the development proposed is compliant with policies SC3 and SC11 of the Local Plan for Bolsover District.

### Access & Highways

The development proposed is set back from front boundary such that it does not impact on the safety and access to the highway. Notwithstanding this, no parking provision has been proposed within the site which has raised concerns for a local resident who noted this within their objection.

With regard to the layout the Council's UDO considers the lack of parking would only raise concern if it were a narrow road, however the road is relatively wide and there are deep gardens and driveways to existing residences. The development is a local community facility and within walking distance of the town centre and good transport links. Therefore, the lack of parking may encourage more walking visits to the facility. Two dedicated on-street disabled parking space would be a benefit to the facility. While the disabled parking spaces would be preferred, this exceeds the remit of the planning application and would be a matter for the Applicants to discuss with the LHA.

The Local Highway Authority (LHA) have been consulted on the application, raising no objections to the proposal, stating the development would not result in any material impact on



the public highway.

The Design and Access Statement provided by the applicant states that no on-site parking is proposed in order to prioritise and encourage the use of sustainable modes of transport, also considering that the introduction of car parking to the site frontage would create a '*visually intrusive, overly commercialised streetscape, out of character with the surrounding residential context*'. Officers are in agreement that in this instance parking should not be provided to the front of the site as this would considerably detract from the overall appearance of the building proposed. Parking towards the rear would also limit soft landscaping opportunities and therefore reduce the amounts of biodiversity net gains and enhancements proposed.

The Parking Standards of the Local Plan has no specific provision for this type of community facility.

Several bus stops are present at around 100-120m from the application site with bus services connecting the area to adjoining towns and villages such as Pinxton, Alfreton, South Normanton and Chesterfield. Notwithstanding this, given the nature of the intended use of the building as a community facility, it is expected that local residents will utilise the facility the most and will therefore be encouraged to walk to the site. The proposal also makes provision for cyclists by offering four cycle stands towards the front of the site.

On balance, while no on-site parking is provided, given there have been no objections from the LHA, and the site is supported by sustainable transport links, it is considered that the proposal is not contrary to policies ITCR10 and ITCR11 and therefore is acceptable.

#### Ecology and Biodiversity Considerations

As of April 2024, all development proposals, unless in accordance with an exemption, must provide a minimum, mandatory 10% biodiversity net gain (BNG). The development proposes a range of soft landscaping features including tree, grass and hedgerow planting to the rear of the site. Derbyshire Wildlife Trust (DWT) were consulted on the application in order to ensure appropriate biodiversity and geodiversity considerations are afforded to the application.

Key Biodiversity Information			
If Biodiversity Gain Plan Condition Applies			
Overall Net Unit Change	Habitat Units	Hedgerow Units	River Units
	0.08	0.05	0
	Total % change	Total % change	Total % change
	+61.04	+215.82	0

As set out in the above table, the proposal is anticipated to result in a +61.04% gain in habitat units from the creation of modified and wildflower grassland and tree planting and +215.82% gain in hedgerow units achieved by nature hedgerow creation.

A nocturnal survey was undertaken and submitted by the applicants, this identified that the existing building has a low suitability for bats; the survey did not identify any roosting bats. DWT confirmed that no additional survey work is required but it is advised that the works proceed with caution and if during the works evidence of bats is found, then demolition

works should stop until advice of an ecologist is sought.

Conditions are recommended by DWT, ensuring hedgerow and site clearance are conducted during the appropriate times of year as to safeguard nesting birds. This condition will not be imposed on the planning permission as it is enforced by the Wildlife and Countryside Act.

A Biodiversity Enhancement Plan is also necessary to provide suitable swift, bat, and insect boxes/bricks are included in the development. The condition is reasonable and necessary in order to provide a betterment for future ecology and biodiversity.

Overall, the proposal is compliant with the mandatory BNG provisions and therefore is compliant with policies SC9 and SC10 of the Local Plan for Bolsover District.

#### Land Stability

Policy SC14 states that development proposals will not be permitted unless it can be demonstrated that any contaminated or unstable land issues will be addressed by appropriate mitigation to ensure that the site is suitable for its intended use.

The Applicant's coal mining risk assessment did not identify the presence of any risk of shallow recorded or unrecorded mine workings and there had been no identified risk concerning mine entries, opencast mine working or mining geology. The Coal Authority identified the site as being in a 'Development Low Risk Area' and therefore had no comments to make on the application but pointed the applicants in the direction of their Standing Advice note where necessary.

Environmental Health (EH) raised no objections to the application but recommend a series of conditions ensuring relevant site investigations are conducted to identify and if necessary, remediate any unacceptable levels of contamination prior to the building being occupied. The conditions are appropriate in order to ensure the site is suitable for its intended use. Therefore, subject to conditions, the proposal is compliant with policy SC14.

#### **CONCLUSION / PLANNING BALANCE**

In conclusion, the proposal is considered to be a suitable scheme which benefits the locality by providing a contemporary community facility and associated green, garden space. The building reflects the tones of the existing building and has regard for other landmarks situated within Pinxton.

While it would be preferred that parking is available on-site, it is noted that this would result in a visual and biodiversity detriment and there are provisions in place which facilitate visitors arriving by sustainable modes of transport.

On balance, the application is considered to be compliant with all relevant local and national planning policies and therefore, a recommendation for approval has been put forward.

## RECOMMENDATION

**The current application be APPROVED subject to the following conditions:**

1. The development must be begun before the expiration of three years from the date of this permission.
2. The development must be carried out in accordance with the following plans/details submitted with the application:
  - 'PROPOSED ELEVATIONS SHEET 1' (24101-CO-XX-XX-DR-A-41001) received on the 3<sup>rd</sup> July 2025.
  - 'PROPOSED ELEVATIONS SHEET 2' (24101-CO-XX-XX-DR-A-41002) received on the 3<sup>rd</sup> July 2025.
  - 'PROPOSED PLAN' (24101-CO-XX-XX-DR-A-21001) received on the 3<sup>rd</sup> July 2025.
  - 'PROPOSED SITE PLAN' (24101-CO-XX-XX-DR-A-16002) received on the 3<sup>rd</sup> July 2025
  - 'PROPOSED LANDSCAPING' (24101-CO-XX-XX-DR-A-16003) received on the 30<sup>th</sup> July 2025.
3. The development hereby approved must be constructed and finished in the material details that are outlined in the elevation plans: 'PROPOSED ELEVATIONS SHEET 1' & '2', both received on the 3<sup>rd</sup> July 2025.
4. Unless otherwise amended by details submitted to and approved in writing under the terms of the deemed biodiversity gain plan condition, the soft landscaping plan (24101-CO-XX-XX-DR-A-16003) received on the 30<sup>th</sup> July 2025 must be implemented as approved, no later than the first available planting season following the occupation of the development hereby approved. Any of the trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased must be replaced in the next planting season with others of a similar size and species.
5. Prior to the occupation of the building hereby approved, details of the proposed boundary treatments must be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved details.
6. Prior to the occupation of the building hereby approved, the proposed bicycle stands outlined in the 'PROPOSED SITE PLAN' (24101-CO-XX-XX-DR-A-16002) received on the 3<sup>rd</sup> of July 2025, must be provided and maintained for use thereafter.
7. A Habitat Management and Monitoring Plan (HMMP) must be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. If the standard HMMP template is not used, the HMMP checklist must be consulted to ensure all appropriate information is included. The HMMP must identify the habitats to be retained, created and / or enhanced on the site and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP must also set out a

monitoring schedule to ensure targets are met and remedial actions to take if not.

8. Site clearance must be undertaken in a manner by which to safeguard hedgehogs as well as other wildlife. All rubble piles, leaf piles, compost heaps, dense vegetation and other general debris that could be used for shelter must be carefully cleared by hand to a location such as a skip, other container or raised pallets. This must be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). If a hedgehog is discovered during clearance, it must be moved immediately and carefully with gloved hands to an area of shelter as beneath adjacent hedgerow/bushes. A short statement of compliance must be submitted to the Local Planning Authority upon completion of clearance works to discharge this condition.
9. Prior to the commencement of works above ground level, a Biodiversity Enhancement Plan must be submitted to and approved in writing by the Local Planning Authority. The approved measures must be implemented in full and maintained as such thereafter. The plan must clearly show positions, specifications and quantities of features, which will include (but are not limited to) the following:
  - 1x woodcrete / woodstone swift box must be installed at eaves level, avoiding southern elevations;
  - 1x integrated bat box;
  - 1x insect brick / tower in public open space;
  - Fencing gaps 130mm x 130mm to maintain connectivity for hedgehogs if required.

A statement of good practice including photographs, demonstrating that the enhancements have been selected and installed in accordance with the approved plan must be submitted to and approved in writing by the Local Planning Authority.

10. Prior to the commencement of any construction works, including any demolition in connection with the development hereby approved, a programme of measures to minimise the spread of airborne dust from the site including construction and demolition periods must be submitted to and approved in writing by the Local Planning Authority. The construction must be undertaken in accordance with the approved scheme.
11. Prior to the commencement of the development hereby approved:

The site investigation strategy as identified in the Desk Study report (ref.102058) submitted with the application, must be undertaken by a competent person in accordance with the current UK requirements for sampling and analysis.

Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme must have regard to relevant current guidance. The approved scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land

after remediation.

The developer must give at least 14 day's notice to the Local Planning Authority prior to commencing works in connection with the remediation scheme.

12. No buildings hereby approved shall be occupied until:

- a) The approved remediation works required by condition 11 above, have been carried out in full in compliance with the approved methodology and best practice.
- b) If during the construction and/or demolition works associated with the development hereby approved, any suspected areas of contamination are discovered, then all works must be suspended until the nature and extent of the contamination is assessed and a report is submitted to and approved in writing by the Local Planning Authority, who must be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material must be re-evaluated through the process described in the Phase I contaminated land assessment (desk-study) ref.102058, submitted with the application and through the process described in condition 15 above.
- c) Upon completion of the remediation works required by condition 11 above, a validation report prepared by a competent person must be submitted to and approved in writing by the Local Planning Authority. The validation report must include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation must be included.

13. Construction works on the site and deliveries to the site will be undertaken only between the hours of 07.30am to 6pm to Friday and 07.30am to 1pm on Saturday. There must be no work undertaken on site or deliveries to the site on Sundays or public holidays.

### **Statement of Decision Process**

1. The proposal is compliant with the policies and guidelines adopted by the Council and the decision has been taken in accordance with the guidelines of the National Planning Policy Framework.

### **Equalities Statement**

*Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., "the Public Sector Equality Duty").*

*In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group*

*of people with a shared protected characteristic.*

### **Human Rights Statement**

*The specific Articles of the European Commission on Human Rights ('the ECHR') relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).*

*It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this 'balancing exercise' in the above report, officers are satisfied that the potential for these proposals to affect any individual's (or any group of individuals') human rights has been addressed proportionately and in accordance with the requirements of the ECHR.*