

DEVELOPMENT MANAGEMENT COMMITTEE – 24 MAY 2017

Application Number	a) 3/17/0407/FUL b) 3/17/0408/LBC
Proposal	Change of use of barn from agriculture to B1 (Office) and the erection of 1 no. B1 (Office) building and one A3 (Cafe/Restaurant) to include parking.
Location	Wickham Hall, Hadham Road, Bishop's Stortford, CM23 1JG
Applicant	Mr D Harvey
Parish	Bishop's Stortford
Ward	Bishop's Stortford

Date of Registration of Application	17 February 2017
Target Determination Date	19 May 2017
Reason for Committee Report	Major application
Case Officer	Liz Aston

RECOMMENDATION

- a) In respect of application ref: 3/17/0407/FUL planning permission be **GRANTED** subject to the conditions set out at the end of this report.
- b) In respect of application ref: 3/17/0408/LBC Listed Building Consent be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 The application seeks planning permission for the change of use of existing barns to B1 office use and the erection of new buildings for office and restaurant/café use. The site lies to the north of Bishop's Stortford and is within the Metropolitan Green Belt. The change of use of existing barns to a commercial use accords with policies GBC1 and GBC9 of the Local Plan and is acceptable in principle. The construction of new buildings for commercial purposes represents inappropriate development in the Green Belt is contrary to policy GBC1 of the Local Plan and the NPPF.
- 1.2 Substantial harm is assigned by reason of inappropriateness, as is required by the NPPF, and further harm is identified in respect of the impact on openness and the limited access to the site by sustainable transport modes. However, significant weight should be attached to the 2011 permission for residential development at the site, which remains extant and which is of a similar size, scale and siting to that now

proposed. Weight should also be given to the provision of additional commercial development and that the development would secure a long term viable use for the curtilage listed Victorian and livestock barns.

- 1.3 In this case, the harm identified is clearly outweighed by other considerations and very special circumstances exist. It is therefore recommended that planning permission should be granted.

2.0 Site Description

- 2.1 The application site is located to the north of the built up area of Bishop's Stortford, and is accessed from Hadham Road.
- 2.2 The site comprises a number of traditional timber framed farm buildings, three of which are Grade II Listed with the remainder being curtilage listed. The three listed buildings date from the 17th century and comprise two thatched aisled barns and one small thatched store. The later buildings date from the early 19th century and comprise a cartshed, large barn and granary. A number of buildings on the site are currently used for commercial purposes.

3.0 Background to Proposal

- 3.1 Planning permission and listed building consent were granted in January 2011 for the conversion of listed barns to office and residential use and the erection of five residential dwellings as enabling development (ref. 3/10/1959/FP and 3/10/1060/LB). The largest 17th century aisled barn at the centre of the site was at the time of this application in a serious state of disrepair, and had been in steady decline for a number of years. It was proposed that this barn be renovated and restored and along with the other 17th century thatched aisled barn, granary and wagon lodge be converted for office use.
- 3.2 The application also proposed that the large 19th century barn be converted into a five bed dwelling and five residential units were constructed as enabling development to allow for the renovation of the aisled barn at the centre of the site, the repair and retention of which was deemed necessary to preserve the special architectural and historic interest of the site. This permission has been partially implemented with the works to the listed barns having been completed and those buildings are now in commercial use. The conversion of the 19th century barn and erection of five new dwellings has not however been implemented.

3.3 Following the 2011 permission, the site owner was unable to attract a purchaser for the site and therefore decided to implement the permission themselves, and obtained a bank loan against the farm land to enable them to convert three of the traditional buildings. The second phase of the development needs to be undertaken to reduce the outstanding debt on the farm land. The applicants' preference is to retain Wickham Hall in the long term as part of a diversified farm enterprise and let business space is a more attractive prospect in terms of building a diversified portfolio. They therefore wish to 'swap' the approved residential scheme for new build commercial and a conversion to commercial.

3.4 This application therefore now seeks planning permission for the change of use of the existing Victorian and livestock barns to the north of the site to office and the erection of two new buildings for office and restaurant/café use.

4.0 **Key Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan
The principle of development	Section 9	GBC1 GBC9	GBR1
Impact on heritage assets	Section 12		HA1 HA3 HA7
Character and appearance of site and surroundings	Section 7	ENV1	DES1 DES3
Highway safety and access	Section 4	TR2 TR20 LRC9	TRA1 TRA2 TRA3 CFLR3.

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below

4.2 The Bishop's Stortford Town Council Neighbourhood Plan for Silverleys and Meads Ward 2014-2031 is also a relevant consideration.

5.0 Emerging District Plan

5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the Plan has yet to be examined.

6.0 Summary of Consultee Responses

- 6.1 HCC Highway Authority comment that it does not wish to restrict the grant of planning permission subject to conditions relating to the submission of full details of all roads, footways, access arrangements, car parking layouts and cycle parking; wheel washing facilities; construction and maintenance of public rights of way, and the financial contribution of £24,000 to improvements to bus stops on Hadham Road.
- 6.2 Lead Local Flood Authority originally objected to the application but following the submission of additional information recommended that permission be granted subject to conditions relating to works being carried out in accordance with the submitted Assessment, submission of details of the final design of the drainage scheme and the submission of a management and maintenance plan.
- 6.3 EHDC Engineering Advisor comments that the submitted flood risk assessment proposes a range of sustainable drainage systems.
- 6.4 EHDC Conservation and Heritage Advisor recommend that following amendments to building 1 that permission is granted.
- 6.5 HCC Historic Environment Advisor comment that the position of the development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest and it recommends that any permission granted is subject to a condition requiring the implementation of a programme of archaeological works.
- 6.6 EHDC Landscape Advisor recommends approval subject to conditions relating to the submission of a landscaping scheme.

- 6.7 Herts Ecology comments that the Local Planning Authority has sufficient information to deal adequately with bats and great crested newts from a planning perspective.
- 6.8 HCC Development Services do not wish to seek financial contributions to minimise the impact of the development on Hertfordshire County Council Services, but do request fire hydrant provision.
- 6.9 EHDC Environmental Health Advisor recommend permission is granted subject to conditions relating to construction hours of working, ventilation and lighting details
- 6.10 Herts and Middlesex Wildlife Trust comment that the submitted ecological survey is very thorough and recommends excellent avoidance, mitigation, enhancement, compensation measures. Recommend that any permission granted is subject to a condition requiring all ecological measures and work to be carried out in accordance with the submitted Assessment.
- 6.11 Herts Fire and Rescue have made detailed comments on the access of fire appliances and water supplies.

7.0 Town Council Representations

- 7.1 Bishop's Stortford Town Council has no objection subject to compliance with the recommendations and conditions from Herts and Middlesex Wildlife Trust, the Historic Environment Unit, Environmental Health and a satisfactory highways report.

8.0 Summary of Other Representations

- 8.1 None received.

9.0 Planning History

- 9.1 Planning permission and listed building consent were granted in January 2011 for the conversion of listed barns to office and residential use and the erection of five residential dwellings as enabling development (ref. 3/10/1959/FP and 3/10/1060/LB). These permissions have been partially implemented.

10.0 Consideration of Relevant Issues

Principle of development

- 10.1 The site lies within the Metropolitan Green Belt. Policy GBC1 of the Local Plan and the NPPF allows for the re-use of buildings provided that the buildings are of a permanent and substantial construction. Policies GBC9 and GBC10 of the Local Plan set out detailed criteria which need to be met to permit the re-use of agricultural/non-residential buildings. Permission is sought for the change of use of the existing Victorian Barn (to the north of the site) to B1 office use.
- 10.2 Having regard to the relevant policies and the grant of permission in 2011 (ref. 3/10/1959/FP), it is considered that there is no objection in principle to the change of use of the Victorian Barn to office. The 2010 application proposed to demolish the existing Livestock Barn to the rear of the Victorian Barn, whilst this proposal seeks to retain and change the use of this structure. The Structural Reports submitted with the application conclude that the building is generally in good structural condition and would prove suitable for conversion to an alternate use without substantial reconstruction. The change of use of this building to office use is therefore acceptable in principle and accords with the relevant planning policies.
- 10.3 The application also seeks permission for the erection of one B1 office building and one A3 café/restaurant and associated parking areas. Policy GBC1 of the Local Plan and the NPPF outline that the construction of new buildings within the green Belt is inappropriate, other than with regard to certain specified exceptions. The development proposed does not fall within the exceptions listed in paras. 89 and 90 of the NPPF and these elements of the application therefore represent inappropriate development in the Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. It goes on to state that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Other harm

Openness

- 10.4 The proposed new buildings and car parking areas would result in the loss of openness and some harm must be attributed to the proposal in this respect. However, this harm is limited by the previous permission

granted for development at the site in 2010 which if implemented would have a similar footprint, floor area and volume as the development now proposed.

Other Considerations

Impact on heritage assets

- 10.5 The Victorian barn and attached livestock barn to the north of the site is a curtilage listed building. The Council's Conservation and Heritage Advisor has commented that the conversion of these buildings are welcomed and are proposed to be sensitively handled i.e. using existing openings, and they recommend that listed building consent be granted for this element of the proposal.
- 10.6 In respect of the proposed new office and restaurant buildings and the car parking areas, they have commented that these elements of the proposal are sympathetically designed and would not harm the setting of the various listed buildings on the site.
- 10.7 Having regard to the above comments, it is considered that the proposal would not result in harm to the significance of this heritage asset and would respect the setting of this historic farmstead. In respect of the proposed change of use of the existing Victorian and livestock barns, it is considered that some weight should be attached to this asset's conservation.

Impact on character and appearance of site

- 10.8 The size, scale and siting of the proposed new buildings are broadly similar to the previously approved dwellings. Having regard to the grant of permission in 2011 and the requirements of policy ENV1 of the Local Plan, it is considered that the proposed development would not result in any significant harm to the character and appearance of the site and its surroundings. It is considered however that the character and nature of the commercial development now proposed would be more appropriate to the existing character and setting of this site which already benefits from a number of commercial premises and activity.
- 10.9 It is also considered that whilst the proposal would result in an increase in car parking area within the site in comparison to the previous approval, having regard to the previous agricultural use of the site, the extent of hardstanding associated with that use and the landscaped setting of the site, it is not considered that this element of the proposal would result in significant harm to the character and appearance of the

site and its surroundings. It is also relevant to these considerations that the Council's Landscape Advisor recommends approval of the application.

Highways, access and parking implications

- 10.10 In commenting on the application, the Highway Authority has stated that their principle concern is ensuring that the Rights of Way and their use by the public are not impaired by the expansion of floorspace and facilities at Wickham Hall. They recommend that any permission granted is subject to a condition requiring improvements to the verges to footpath 008 (which is a bridleway) which runs to the west and north-west of the application site, along with details of the construction and maintenance of all public rights of way and footpaths within the site.
- 10.11 Having regard to the nature of the proposed development and the activity associated with the proposed uses, it is considered that such a condition is necessary and reasonable in this case. It is noted that the application also proposes a permissive right of way to link to footpath 001 which runs to the east of the site. Such a proposal is considered to be a positive aspect of the scheme and would link the site further to the surrounding public right of way network. It is also welcomed by the Highway Authority.
- 10.12 The development is located remote from the public highway, and the Highway Authority have commented that given the site's rural location the site is likely to be heavily dependent on the use of the private car for means of access and would represent a significant intensification of the land at Wickham Hall. The submitted Transport Statement notes that there will be an additional 35 and 45 vehicular trips in the AM and PM peak hours respectively, and having regard to the comments from the Highway Authority this should be regarded as a conservative net increase as it does not include the increased capacity of café.
- 10.13 With respect to vehicular access to the site, this is proposed to be from the existing access on Hadham Road, and post the construction of the approved development at Bishop's Stortford North, from the new roundabout at Hadham Grove. The Highway Authority has commented that the access proposals are acceptable in principle, and the capacity of the existing and proposed junctions are sufficient to accommodate the increase in vehicular trips.
- 10.14 The Highway Authority considers that it is not unreasonable for the development to make a financial contribution towards the promotion of sustainable transport measures. In this respect the Highway Authority is

seeking financial contributions to promote sustainable transport measures/schemes or to implement schemes identified in the local transport plan, and they consider that contributions should be used towards upgrading the two stops on Hadham Road (adjacent to Patmore Close) to full DDA standards to (implement a shelter on the eastbound direction on Hadham Road, as well as Kassel kerbs on both directions). They also comment that it may also be appropriate to use part of any contribution towards publicity and marketing of bus services, not just within the development itself, as this would assist in trying to change people's perceptions of travel.

- 10.15 Whilst Officer's note the comments of the Highway Authority in respect of the location of the site and the likely dependence on the private motor vehicle to access the site, the proximity of the site to the Bishop's Stortford North development must be considered, and once constructed the development would be within approximately 500 metres of the application site. Therefore, whilst Officer's acknowledge the current lack of sustainable travel opportunities available to the site (which does weight against the proposed development), this is a matter that will change over time as the site becomes closer to the built up edge of Bishop's Stortford.
- 10.16 The above considerations are also relevant to the request from the Highway Authority for a financial contribution towards bus stops on Hadham Road. The Highway Authority acknowledges themselves that the site is remote, and the bus stops on Hadham Road are over 1000 metres from the application site. Having regard to the distance to these bus stops and the future proximity of the development to the Bishop's Stortford North development and the public transport provision within that site, it is not considered that such a contribution would meet the relevant tests set out in regulation 122 of the Community Infrastructure Levy Regulations as it would not be necessary to make the development acceptable in planning terms nor would it be directly related to the development. Officers therefore do not consider that such a contribution can be justified in this case.
- 10.17 The application proposes a total of 120 additional car parking spaces. The Council's adopted parking standards would require a maximum provision of 122 parking spaces, and Officers are satisfied therefore that the proposal would adequately provide for its parking requirements.

Drainage

- 10.18 The site is located in Flood Zone 1 and is mostly away from surface water inundation zones. The submitted Flood Risk Assessment

proposes a range of sustainable drainage systems, many of which are green infrastructure SuDS. Following the submission of additional information, the Lead Local Flood Authority and the Council's Engineering advisor both raise no objections to the application. They have commented that sufficient detail has been submitted to demonstrate that there is a feasible drainage scheme for the site and that final discharge rates will not exceed the greenfield runoff rate for the total site area. Subject to the imposition of relevant planning conditions, it is recommended that the proposal would not result in any significant harm in terms of flood risk or surface water drainage.

Ecology

- 10.19 The application is accompanied by an Ecological Impact Assessment which comments that the proposals for the Victorian barn will result in the loss of known bat roosts and that potential suitable Great crested newt habitat will be lost (by reason of the necessary drainage works). Therefore, the proposal could result in some harm to these protect species and their habitats.
- 10.20 The submitted Assessment however proposes mitigation measures to address the ecological impact of the development. Both Herts Ecology and Herts and Middlesex Wildlife Trust have commented that the proposed mitigation measures and enhancements are satisfactory and are welcomed.
- 10.21 When deciding whether to grant planning permission where species protected by European Law may be harmed Local Planning Authorities must apply the following 3 derogation tests:
- the activity must be for imperative reasons of overriding public interest or for public health and safety;
 - there must be no satisfactory alternative;
 - favourable conservation status of the species must be maintained.
- 10.22 The proposed development would secure the retention and restoration of a barn of historic value and provide appropriate drainage improvements which are considered to be of overriding public interest and therefore the proposal meets the first of the above tests.
- 10.23 In respect of the second test, having regard need to find a viable use for this heritage asset and to ensure that the surface water drainage is appropriately addressed, it is considered that there is no satisfactory alternative in this case.

- 10.24 Having regard to the advice received from Herts Ecology it is considered that favourable conservation status of the species can be achieved through appropriate mitigation methods which are recommended to be agreed by condition.

Archaeology

- 10.25 The site is within an Area of Archaeological Significance. The County Council's Historic Environment Advisor commented on the application that the position of the development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest. The Advisor recommends that any permission granted is subject to a condition requiring the implementation of a programme of archaeological works, and such a condition is considered to be necessary and reasonable in this case.

Neighbour Amenity

- 10.26 Having regard to the siting of the proposed development in relation to nearby residential properties, it is unlikely that the development will result in significant harm to the amenities of the occupiers of those dwellings.

11.0 Conclusion – Balance of Considerations

- 11.1 The change of use of the Victorian and livestock barns is acceptable in principle and accords with policies GBC1 and GBC9 of the Local Plan and the NPPF. The construction of new office and restaurant buildings and associated car parking areas represents inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 11.2 In undertaking the planning balance in this case, the proposal comprises inappropriate development in the Green Belt, to which substantial harm has to be attributed. Some additional harm is identified with regard to the impact on openness and the limited access to the site by sustainable transport modes. The harm assigned to this latter point is more limited however, especially having regard to the proximity of the Bishop's Stortford North development.
- 11.3 With regards to the benefits of the proposal, significant weight should be attached to the 2011 permission for development at the site. This permission remains extant, and the applicant has indicated that for financial reasons the extant permission would be fully implemented if

permission were not to be granted for this current application. The 2011 permission approved development which is of a similar size, scale and siting to that now proposed. Furthermore, the development now proposed would provide additional commercial development which would accord with the requirements of policy BP3 of the Bishop's Stortford Neighbourhood Plan which states that sustainable proposals for commercial office facilities that create opportunities for commercial businesses will be supported. The development would also provide a long term viable use for the curtilage listed Victorian and livestock barns.

- 11.4 When undertaking a balance, as indicated, the policy approach is very clear, in that inappropriate development should only be approved in very special circumstances. Very special circumstances will not exist unless the harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 11.5 In this case, substantial harm is assigned by reason of inappropriateness, as is required by the NPPF, further harm is identified as set out above. However the benefits of the proposals are acknowledged and significant weight is attached to the extant permission. In this case, the harm identified is clearly outweighed by other considerations. Very special circumstances do therefore exist and planning permission should be granted.
- 11.6 Officers therefore recommend that planning permission and listed building consent be granted, subject to conditions.

Conditions

a) Application Ref: 3/17/0407/FUL

1. Three Year Time Limit (1T12)
2. Approved plans (2E103)
3. Programme of archaeological works (2E02)
4. Materials of construction (2E11)
5. Landscape design proposals (4P12)
6. Landscape works implementation (4P13)
7. Lighting details (2E27)

8. Prior to the commencement of the development hereby permitted, full details (in the form of scaled plans and / or written specifications), shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
- i) All roads, footways (showing the Rights of Way), and pedestrian links to be provided;
 - ii) Access arrangements for vehicles expected to access the development including a swept-path analysis;
 - iii) The location and provision of car parking in accordance with adopted standards; and
 - iv) The location and provision of cycle parking in accordance with adopted standards.

Reason: To ensure that the access arrangement and internal layout is constructed to the Highway Authority's specification.

9. Wheel Washing Facilities (3V25)

10. Prior to the commencement of the development, details of construction and maintenance of all Public Rights Of Way and footways within the site (and a scheme to improve the verges pertaining to Bridleway 8 within the applicant's land, from a point north of the A120 bypass into the site), shall be submitted to and agreed in writing by the Local Planning Authority and thereafter maintained in accordance with the approved details.

Reason: To maintain pedestrian routes through the site.

11. The existing public right(s) of way abutting/crossing the site shall remain undisturbed and unobstructed at all times unless legally stopped up or diverted prior to the commencement of the development hereby permitted. The alignment of any public right of way shall be protected by temporary fencing/signing in accordance with details first submitted to, and approved in writing by, the Local Planning Authority throughout the course of the development.

Reason: To safeguard the rights of the public and in the interest of pedestrian safety.

12. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment prepared by Flood Risk Assessment and Surface Water Drainage Strategy ref 617301-REP-CIV-FRA Rev 2 and the letter JRC/617301/TH both prepared by

MLM and dated 20th March 2017 and the following mitigation measures as detailed within the surface water drainage strategy.

- The surface water runoff from the development will be conveyed to the basin 3 via a series of swales connecting the existing ponds.
- The final discharge from the basin 3 to the ditch will not exceed the equivalent greenfield run-off rates for the total development site area, by using flow control devices.
- Appropriate storage will be provided throughout basin 2, the swale and the final basin 3.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

13. No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval which shall include:
- The design of the pond 3 should be confirmed and supported by full detailed calculations taking into account the contribution of the A120 catchment.
 - Evidence that the ditch network will be able to serve the surface water management of the new development should be submitted, including a full condition and capacity survey of the channel until the connection to the watercourse.
 - Engineering details of all the SuDS feature should be provided and in line with The SuDS Manual (CIRIA C-753)

Thereafter the development shall accord with the approved details.

Reason: To ensure the viability of the drainage scheme, and its capacity to cope the surface water from the development in addition to the flow coming from the highway.

14. Upon completion of the drainage works, an updated management and maintenance plan for the all the SuDS features and structure shall be submitted to and approved in writing by the Local Planning Authority and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure the management and maintenance of the surface water system.

15. Prior to the commencement of the development hereby approved, details of the method of extraction from the restaurant/café building shall be submitted to and approved in writing by the Local Planning Authority. If mechanical extraction is to be provided the extract ventilation system must include:
- A canopy of adequate size sited over the cooking equipment, except microwave ovens;
 - Removable grease filters which are either washable or disposable;
 - A fan of adequate capacity capable of achieving 20 air changes per hour in the kitchen and connected to a variable fan speed control switch;
 - Ducting to convey cooking fumes to a suitable point ideally at main roof ridge level or above for proper dispersal;
 - Adequate, permanent make up air facilities which are fly proofed where necessary and suitably sited to allow the efficient circulation of air in the kitchen.

Reason: In the interests of the amenities of the area in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.

16. The development hereby approved shall be carried out in accordance with the Mitigation Strategy and Biodiversity Enhancements in the Ecological Impact Assessment December 2016 by ELMW Consulting, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the habitats of protected species in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

b) Application Ref: 3/17/0408/LBC

1. Listed Building three year time limit (1T14)

2. Timber Structure (8L01)
3. New Windows (8L03)
4. New Doors (8L04)
5. New Weatherboarding (8L07)
6. Rainwater goods (8L09)
7. Making good (8L10)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that listed building consent should be granted.

KEY DATA**Non-Residential Vehicle Parking Provision**

Use type	Standard	Spaces required
B1 Office	1 space per 30sqm gfa	57
A3 Restaurant/Cafe	1 space per 5sqm of dining area	65
Total required		122
Accessibility reduction		nil
Resulting requirement		122
Proposed provision		120