



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 3rd November 2011

Subject: Application 11/02644/FU - 2 detached houses to site of existing house at Paddock House, Cleavesty Lane, East Keswick, LS17 9EZ.

APPLICANT	DATE VALID	TARGET DATE
Park Lane Homes Ltd & John Hayes-Harlow	21/06/11	16/08/11

Electoral Wards Affected: Harewood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PERMISSION subject to the following conditions:

1. Standard time limit.
2. Plans to be approved.
3. Materials to be approved.
4. Details of access to be submitted including layout, construction methodology, assessment of impact on tree roots and materials.
5. Gatepost to be retained or re-sited in accordance with details to be approved in writing.
6. Arboricultural method statement to be submitted for approval.
7. Landscaping scheme to include hard surfacing, services (drainage, lighting, cables), scheme for planting to northern boundary, scheme for replacement planting of trees, any other boundary treatments plus implementation and management plan.
8. Protection of existing trees and hedges.
9. Preservation of existing trees and hedges.
10. Provision for replacement of trees and hedges.
11. Details of finished and existing levels.
12. Pre-start meeting on site with tree officer.
13. Provision of bat and bird boxes.

14. Access to be 4.5m wide for first 10m length.
15. All vehicle areas to be laid out and surfaced.
16. Conditions for unexpected contamination.
17. Details of windows to be submitted
18. Details of existing and proposed site levels and finished floor levels

Reason for Approval – This application has been considered in accordance with the requirements of the RSS and UDPR 2006 and policy guidance within PPS1, PPS3 and PPS5 and it is considered that the proposal will provide a good quality residential scheme. The proposals offer an acceptable level of amenity to future occupiers and will have no detrimental impact on the amenity of other nearby occupiers or to the visual amenity of the Conservation Area or adjacent Special Landscape Area. The application is considered to comply with policies GP5, N12, N13, N18, N19, N23, N24, N27, BD5, LD1, as well as guidance contained within East Keswick Village Design Statement and having regard to all other material considerations, as such the application is recommended for approval.

1.0 INTRODUCTION:

- 1.1. This application is brought to Panel at the request of Ward Member Councillor R Procter due to local opposition to the scheme and the nature of the comments raised.
- 1.2. The site is located in the conservation area, adjacent to large imposing and important building within that area and adjacent to, but outside of, the Green Belt. Views of the site across open fields are readily obtainable from Cleavesty Lane, one of the main routes approaches into the village. Accordingly it is considered that, in this context, that this is a sensitive site and in light of the size and location of the dwellings proposed then the merits of the scheme are finely balanced.
- 1.3. The application is out of time and as such an appeal against non-determination could be lodged.

2.0 PROPOSAL:

- 2.1. The existing house is to be demolished, and the site split into two roughly equal areas forming two plots. Existing access road to be retained and adapted to serve 2 properties.
- 2.2. Plot 1 lies in the western half of the site and is a 3 storey house with 6 bedrooms. The 3rd storey is incorporated into roof space and there is an additional guest bedroom over the triple garage.
- 2.3. The house has a symmetrical 4 bay main frontage with a two bay side extension set back from the main building. The house has a pitched roof with 2 dormers to the front and roof lights to the rear. The attached garage has a utility link room and dormers to the front with a hipped roof. Windows are sash style, with heads and cills, there is a gable protrusion to the rear, and a gabled porch at the front. Materials are proposed to be natural stone, but there will be some variation between the main building, the “extension” and the garage areas.
- 2.4. The main building measures 17.4m wide x 9m deep x 9.4m high. The garage measures 12.5m wide x 6.5m deep x 6.5m high.
- 2.5. Plot 1 sits 15m from the front boundary of the site, 18m to the rear (10m from garage to rear boundary), 3m to shared boundary to plot 2, 2m to western boundary. Distance to East Mount = 33m, Distance to Cornerstones = 22m (from garage), 27m (from main elevation). Distance to plot 2 building = 9.5m.

- 2.6. Plot 2 lies in the eastern half of the site and is a 3 storey building with 5 bedrooms plus a games room and study in the roof, and a gym over the triple garage. The styling and appearance is the same as Plot 1, although the garage lies at right angles to the main building and has a pitched roof rather than hipped.
- 2.7. The main building measures 20.1m wide x 10.8m deep x 10m high. The garage measures 15.2m wide x 6.5m deep x 6.6m high.
- 2.8. Plot 2 sits 20m from front boundary (10m between garage side and front boundary), 17m to rear boundary, 3m to eastern boundary, 6.5m to shared boundary with plot 1. Distance to Low Gables = 26m. Distance to 28 Rose Croft is 7m (from garage), Distance to 27 Rose Croft = 30m.
- 2.9. 3 trees are proposed for removal, 2 in the rear garden area of plot 1, and 1 in the rear garden area of plot 2. All other trees to be retained and protected.

3.0 SITE AND SURROUNDINGS:

- 3.1. Paddock House is a two storey, detached dwelling dating from @ mid 20th Century and constructed from stone and render. The house sits in a sizeable garden area that is surrounded by a number of large, mature trees, many of which are protected. There is a double detached garage sited to the front of the house, and both are reached by a gravel driveway that also serves the neighbouring houses of East Mount and The Mount from Cleavesty Lane.
- 3.2. The site sits right on the very edge of the village environs, looking north across agricultural fields to the A659 Harewood Road. To the west is the historic property of The Mount and East Mount, formerly a ladies school, but now split into two dwellings. The site originally formed part of the wider garden area of this property which also took in the adjacent site where Springwood House and Claireveaux to the south are now sited, and parts of Rose Croft to the East.
- 3.3. The Mount is a large, stone built, L Shaped property featuring pitched roof, chimneys, small dormer windows and gable extensions. The garden areas are bounded by high stone walls to the front, and hedges to the rear. Springwood and Claireveaux are large, modern, detached and rendered 2 storey properties with substantial gardens, whilst further south is a cul-de-sac of former Council properties, semi-detached houses on South Mount.
- 3.4. To the east of the site is another cul-de-sac, Rose Croft. This is a more modern development of detached stone and render properties, featuring both 2 storey and dormer bungalows and dating from @ 1980's. Although on smaller plots than other properties, Rose Croft houses are still set in good sized gardens with a lot of mature hedging and tree growth.
- 3.5. Further south is the village and its historic hearth where buildings and plot sizes become smaller and more organic in layout. Buildings were traditionally of the rural and agricultural vernacular, and the use of stone and slate is common. Around the historic core are newer housing developments which to a greater or lesser extent reflect the historic character of the village.
- 3.6. Running along the front boundary of the application site is a public footpath; this is separated from the site by a hedge on the farm side, and a row of mature trees on the site side.

4.0 RELEVANT PLANNING HISTORY:

- 4.1. The site has an extant outline approval for a detached dwelling to the western side of the existing house as the following history details. This extant approval

represents the fall back position for development on this site. Surrounding houses have had various approvals for rear and side extensions but there are no current live permissions that would impact on this application.

- 4.2. 10/00372/EXT – Extension of time period for outline planning application 07/01980/OT. Approved 29/03/10.
- 4.3. 07/01980/OT – Renewal of outline permission to erect detached dwelling. Approved 05/06/07.
- 4.4. 31/29/96/OT – Renewal of outline permission to erect detached dwelling. Approved 25/03/02.
- 4.5. H31/398/75/ - Alterations and extension to form sunroom to detached house. Approved 18/08/75.

5.0 HISTORY OF NEGOTIATIONS

- 5.1. Negotiations have taken place between the agent, applicant and the Councils design officer due to concerns about the impact of the proposed houses on the character and appearance of the conservation area. The outcome of these negotiations is a revised scheme in terms of the layout and the appearance of the proposed houses, although the overall size remains unchanged. The design changes have resulted in a reduction of the visual scale of the buildings through the breaking up of the massing of the building and through changes to the design and proportions of the windows. As a result it is considered that the dwellings sit more comfortably in the context set by the village.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1. The application was originally advertised by site notice advising of an application affecting the character of a conservation area on 08/07/11. A newspaper advert was placed on 13/07/11 and neighbour notification letters were sent out on 28/06/11. Following additional information neighbours were again notified on 19/07/11, and objectors were notified of revisions to the scheme on 13/10/11. Publicity expires on 20/10/11.
- 6.2. Ward Members
- 6.3. Cllr R Procter requests that the application goes to Panel due to local objections. No objections are raised to the principle of the application.
- 6.4. East Keswick Parish Council – (comments based on original plans) – The Parish Council is strongly opposed to the application which is considered to be out of keeping with surrounding properties and to take no heed of the village character as set out in the Village Design Statement (section B1b). There are no houses of similar scale or style within the village. The proposed development is considered to be contrary to policies GP5, BD5, N13 and to guidance in Neighbourhoods for Living. The PC query the assurances concerning screening of the site as the Park Lane Homes website talks of “fantastic views of the open countryside”.
- 6.5. The PC also raise concern that trees continue to be felled on the site, and that the provision of a new tarmac surface to the access drive is not only not in keeping but is liable to damage roots, resulting in more trees being felled and further weakening screening. Suitable sight lines at the junction cannot be achieved. The existing gate post on the drive is of highly significant historical character which should not be altered.
- 6.6. The PC however raises no objections to the principle of two houses on the site.

- 6.7. One letter of comment has been received from a neighbour which raises no objections to the application but requests no weekend working or commencement before 8a.m. and on-site parking only during construction.
- 6.8. A further 5 letters of objection have been received based on the original plans raising the following concerns;
- Houses are out of proportion with surrounding properties.
 - Mock Georgian style not in character with area.
 - Houses are too close to boundaries with neighbours.
 - Loss of open aspect.
 - Overlooking of neighbours from 2nd floor windows and roof windows.
 - Harmful to character of conservation area. Houses would be the largest single dwellings in the village.
 - Size and massing conflicts with The Mount and reduces the historic presence of this building and its importance as an entrance focal point to the village.
 - Screening is deciduous and therefore will be very open in winter.
 - The access road is only suitable for one way passage and the junction has poor visibility. Traffic use of the access will be increased.
 - Loss of privacy for Cornerstones due to height and position of plot 1.
 - Loss of light to houses on Rose Croft due to height of building and proximity to boundary. Plot 2's garage should be moved to be closer to the boundary to move the main house away.
 - Negative visual impact when viewed from Rose Croft.
 - Trees on boundary have had their canopies lifted and the hedge has been cut back leaving the site visually exposed from the north.
 - Does widening of the access involve green belt land?
 - Is a drainage connection feasible?
 - Historic gatepost needs protecting.
 - Materials are very important.
 - Houses will be visible from The Mount/East Mount.
 - Construction should be very carefully controlled and clear access to The Mount and East Mount maintained at all times.

7.0 CONSULTATIONS RESPONSES:

Statutory:

- 7.1. None required.

Non-statutory:

- 7.2. Highways DC – No objections. In view of the previous approvals for a detached dwelling house in garden it would be difficult to object to this proposal on highway grounds. The full extent of the access from Cleavesty Lane should be hard surfaced.
- 7.3. Mains Drainage – Drainage details can be dealt with by Building Inspector.
- 7.4. Contaminated Land – Additional information needed. *This has been submitted now and a response is awaited.*
- 7.5. Conservation Advice – Strong objections raised to scale, massing and design of the original proposal, and to the detrimental impact to The Mount and the wider conservation area. Following discussions and negotiations it is considered that the scheme is much improved and, whilst the merits of the scheme are finely

balanced, the proposal sits more comfortably in the context of the conservation area.

- 7.6. Landscaping – Concerns regarding tree protection on the original plans. The access road must not damage roots and a no-dig construction should be used. A proposed wall on the northern boundary would damage the roots. Conditions needed to include submission of Arboricultural Method Statement etc.

8.0 PLANNING POLICIES:

Development Plan –

- 8.1. The development plan includes the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006) (UDP) along with relevant supplementary planning guidance and documents. The Local Development Framework will eventually replace the UDP but at the moment this is still undergoing production with the Core Strategy still being at the draft stage. The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development.

The Regional Spatial Strategy

- 8.2. There are no specific policies of relevance; however development should be directed to the most sustainable locations.

Leeds Unitary Development Plan (Review 2006)

- 8.3. Under the UDP the application site lies within the East Keswick conservation area, and adjacent to green belt and an area of special landscape. The following policies are relevant for consideration of this application;

- GP5 – General planning considerations.
- GP11 – Development to meet sustainable design principles.
- N12 – Urban design principles.
- N13 – Building design principles.
- N19 – All new buildings within conservation area should preserve or enhance the character or appearance of the area through siting and scale, detailed design, materials, landscaping and boundary treatments.
- N23 – Design of incidental open space around developments.
- N24 – Proposal abutting open land should provide for suitable assimilation into the landscape.
- N37A – All new development in the countryside should have regard to character of the landscape and contribute positively to it.
- H4 – Residential development on unallocated sites.
- T2 – Highway issues.
- T24 – Parking provision.
- BD5 – General amenity considerations.
- BC7 – Development within conservation areas will normally be required to be in traditional local materials.
- LD1 – Landscaping schemes.
- LD2 – Proposals for new or altered roads.

Relevant supplementary guidance –

- 8.4. Neighbourhoods for Living.
- 8.5. Street Design Guide - gives advice on design of roads and parking layouts.

8.6. East Keswick Village Design Statement:

- B1 – All new development within the village should be designed to relate to its location in a “fine example of an old farming village”. New build should respect scale, style and detailed design of existing buildings. On larger buildings roof lines and elevations should be configured and broken down in scale and massing so as to achieve a rural vernacular style.
- B2 – Within the conservation area any new building should be in harmony with the scale, height, massing, materials and significant design details of the buildings within the immediate surroundings. Natural sandstone and blue slate should normally be used.
- C2 – Where development is permitted on the edge of the existing village a landscaping scheme will be required to achieve a satisfactory transition between the proposed development and the open countryside.
- Appendix B, para 75 – The Mount and East Mount are listed as buildings of importance in the village with the following text: “Late 1800’s. Used as a Ladies academy by the Misses Laurence until early 1900’s. Fine doorway, stained glass and an elegant rounded hall window with shaped stone surrounds similar to those in the Old School in School Lane.”

Government Planning Policy Guidance/Statements

- 8.7. PPS1 + Climate Change Supplement – These documents seek to ensure that all development proposals meet sustainable criteria.
- 8.8. PPS3 – Housing. Development should take the opportunity to enhance local areas.
- 8.9. PPS5 Historic Environment. Development in conservation areas should protect or improve the character or setting of a heritage asset.
- 8.10. PPG13 – provides guidance and advice on highway design issues, parking etc.
- 8.11. Written Ministerial Statement: Planning for Growth, 23rd March 2011, (capable of being a material planning consideration).

9.0 MAIN ISSUES

- Principle of Development and Sustainability
- Highway and Access Issues
- Layout & Design
- Landscaping

10.0 APPRAISAL

Principle of Development and Sustainability

- 10.1. The proposal would involve the removal of the existing house and the installation of two houses, increasing the number of units on site by 1. The site is located on the very edge of a village that has limited facilities and services, and also has limited accessibility by public transport. The location is therefore considered to be relatively unsustainable.
- 10.2. The site has outline approval however for an additional dwelling in the garden area of Paddock House so this proposal would not result in an increase in

intensity of development over and above that already approved. This fall back position has to be kept in mind during consideration of this application.

- 10.3. There has been a change to national policy since the outline approval was granted in 2010, namely the changing of garden land from brownfield to greenfield. This latest application needs to be considered in light of this policy change and should be assessed on the basis of whether the garden makes any specific contribution to the locality that deserves preservation.
- 10.4. The garden is visible as a gap in the building line between The Mount and Paddock House; this is largely screened by hedging and mature trees that line that northern boundary of the site. This is an important view, being visible in the approach to East Keswick via Cleavesty Lane, with the eye being drawn to The Mount as a significant building.
- 10.5. It is not considered that development within this gap need necessarily harm the visual amenity provided by the garden area provided that development is kept limited and that trees and hedges are retained. The amount of space within the garden means that even with an additional house there is still a good amount of visual space, and a gap is still retained between The Mount and the new development. The break up of massing that the development achieves further helps to reduce the visual closure of this gap and as such it is not considered that the amount of development proposed here is harmful to the contribution that this site makes to wider views.
- 10.6. Whilst it is accepted that this site is relatively unsustainable, given the existing use, the fall back position and the lack of any other objection to the principle of the proposal then no objections area raised to the development on these grounds.

Impact on Conservation Area

- 10.7. The proposed houses have been designed to reflect features that are seen within the village, and in particular in the adjacent building The Mount. They are however large houses and concerns have been raised by the Parish Council, neighbours and officers that these are too large and do not reflect local building sizes. In seeking to address these concerns attention has turned to the detailing of the elevations, and the treatment of the massing. The applicant has sought to avoid reducing the overall size as they are catering for a specific market which they say is currently not provided for within the village. The fact that there are no other similar sized properties does not automatically preclude such dwellings, as it is important to ensure that a mix of housing types are provided within a settlement. The main concern of officers has therefore been to ensure that the dwellings do not dominate The Mount, that they sit well in the gap that exists and that the design is appropriate to its setting.
- 10.8. To address the elevations and the massing a number of techniques have been used, such as using set backs and variations in the roof height, as well as looking carefully at window styles and ratio's of wall to glazed areas. In particular the characteristics of The Mount have been used as a guide, not to produce a carbon copy of this building, but to ensure that when viewed together they do not jar with each other.
- 10.9. The result of these negotiations is considered to result in a pair of dwellings that provide adequate distances to The Mount, and do not visually dominate or compete with this important historic building. The styling picks up on characteristics that are seen within the conservation area, albeit that the buildings themselves are larger than normal. It is therefore considered that the proposal will not lead to harm to the character or setting of the conservation area, and

retains the primacy of the positive building. This is helped by the existing mature planting at the front of the site that will serve to soften the visual impact of the dwellings.

Layout & Design

- 10.10. The layout differs from previous permissions granted on this site in that it splits the curtilages evenly between the two new units, rather than retaining a large garden around Paddock House and a smaller plot for a single new house. This ensures that both plots have adequate space about them, with large front and rear depths, and good distances between the properties and neighbours. In particular a good distance of 33m is retained between the new development and The Mount.
- 10.11. The distances to neighbouring properties exceeds the recommended guidelines set out in Neighbourhoods for Living, and therefore it is not considered that any significant issues of overlooking, overshadowing or over dominance will occur. The properties will be visible from Cleavesty Lane and from Rose Croft however they will not appear imposing and the size of the plots will enable structural landscaping to be accommodated and retained to provide suitable screening.
- 10.12. As discussed above the design is considered to complement historic buildings in the area and is not considered to be harmful to visual amenity in the locality.
- 10.13. The proposal is therefore considered to meet the requirements of policy GP5, N12, N13, N19 and BD5, as well as the guidance in Neighbourhoods for Living and the East Keswick Village Design Statement.

Landscaping and Biodiversity

- 10.14. Large parts of the site will be given over to private garden space so it is not intended to be too prescriptive about the form of these spaces, however the site bounds the Green Belt and open countryside, which is also designated as a Special Landscape Area, and as such it is important that the transition between these areas and the developed site are handled appropriately.
- 10.15. The site benefits from existing boundary treatments that consist of a hedge and mature woodland trees to the northern boundary with the open field. The remainder of the site is bounded by a hedge interspersed with trees. A number of trees on site are protected through TPO's including all of the trees on the frontage.
- 10.16. At the time that a site visit was carried out in summer, the hedge on the northern boundary, which is within the farmers ownership, had been trimmed down to about 1m in height. The canopies of the trees had also been lifted. This resulted in a visual gap between the two layers which made the site much more prominent. It is considered therefore that it would be appropriate to encourage additional planting to this site, perhaps a hedge that the residents could maintain at an appropriate height, with new tree planting, or at the least a scheme for the replacement of trees which are coming to the ends of their lives.
- 10.17. It is considered that the hedging and trees to the remainder of the site form an appropriate boundary and should also be retained, with new tree planting being undertaken where it is practical. It is considered that a suitably worded condition would enable such landscaping to be provided and implemented.
- 10.18. The access drive is being re-aligned slightly, although this does not vary too much from its existing line. Highway officers have requested that this be hard surfaced along its entire length. There is a concern that this could impact negatively on

tree roots of the protected trees and as such it is considered that a condition should be applied to ensure an appropriate method of construction and materials are approved prior to commencement of development.

- 10.19. The site does not lie within a known area of bat activity so the demolition of the house raises no concerns in this regard, however given the adjacent countryside, and the tree cover in the area then a condition requiring provision for both bats and birds would ensure that the site encourages further biodiversity.
- 10.20. There is a historic gatepost at the junction of the access and Cleavesty Lane. It is not clear from the plans whether this is to be removed or not as the access requires widening for highway safety purposes. This post is considered an important part of the historic landscape and as such a condition protecting the post, or its re-siting is recommended.
- 10.21. Subject to the above conditions it is not considered that the scheme cannot deliver a satisfactory landscaping scheme and as such it would comply with policies GP5, N37 and LD1 and LD2 in these respects.

Highway and Access Issues

- 10.22. The proposal does not result in any increase in the use of the access drive over and above that created by the fall back position. Highways officers raise no concerns about highway safety subject to appropriate conditions to cover the width of the initial part of the access and the surfacing. Given the discussion above however regarding the impact of the access on tree roots it is recommended that the surfacing and construction of the access be done by condition to ensure that the needs of safety are balanced with the preservation of the trees. Other than this the proposal raises no concerns with regard to policies T2 or T24.

11.0 CONCLUSION

- 11.1. The proposed development is considered to result in the provision of housing that is currently under represented in the area, whilst ensuring that their design and appearance is complementary to the area, and in particular does not harm the setting of The Mount or its role as a focal point. The scheme is capable of delivering satisfactory highway access, appropriate landscaping and will not harm amenity of intended residents or neighbours. The proposal therefore complies with relevant policies and guidance and is recommended to Members for approval.

Background Papers:

Application and history files. – see history above.

Certificate of Ownership: Notice served on The Estate of the late William Hanen, John Hayes-Harlow (executor), 11 Great Close, Cawood, Selby, YO8 3UG.



This drawing is the copyright of Popplewell Associates and may not be reproduced in any form without the express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. **If in doubt please ask.**

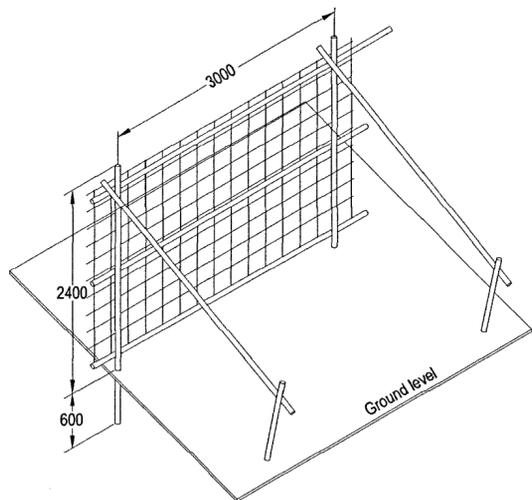
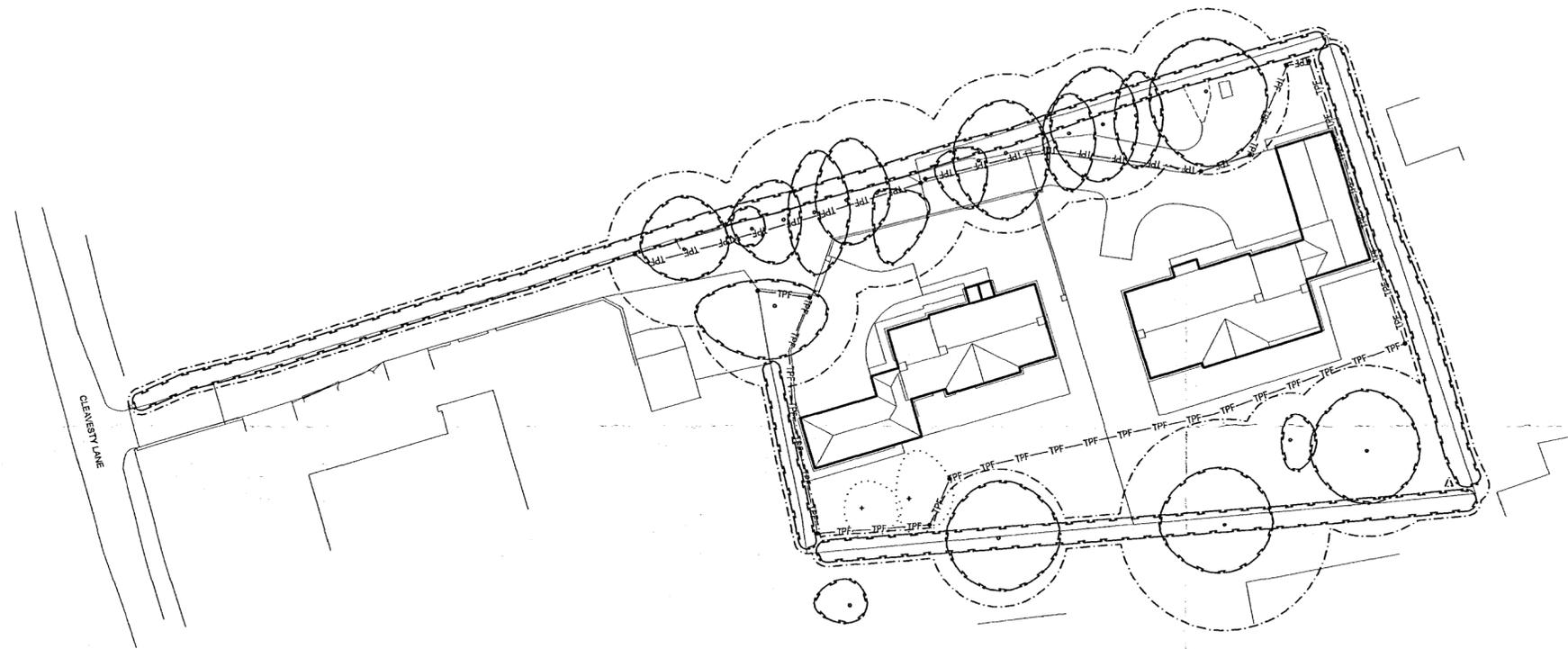
This drawing has been prepared for the purpose of planning approval.

LEGEND

-  Existing tree (to be retained)
-  Existing tree (to be removed for arboricultural reasons)
-  Existing tree (to be removed to permit development)
-  Root Protection Area
-  Tree protection fencing (to BS 5837, see detail D01/01)

LEEDS CITY COUNCIL
11 OCT 2011
REVISED

SCANNED
11 OCT 2011



Notes

1. Protective fencing should be erected prior to the commencement of any work whatsoever, or any materials or machinery being brought onto site and before any demolition, development or stripping of soil commences. No materials or plant should be stored within the fencing and it should be retained until the completion of the development.
2. The fencing should consist of scaffold framework in accordance with the detail shown above comprising a vertical and horizontal framework, well-braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Uprights to be driven approximately 0.8m into the ground.
3. Weldmesh panels should be fixed to uprights with wire ties twisted and secured on inside of fence or scaffold clamps. Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used.
4. For the location of the fencing, refer to this drawing. Otherwise the fencing should be erected at or beyond the extremities of the tree canopy.

D01 Tree Protection Fencing to BS5837: 2005 N.T.S.
01 All dimensions in mm.

- Rev C: Revised to Chris Finn Architect, 'Site Layout Plan', 2357-07-02E received 07Oct11 - 07Oct11 (BP)
- Rev B: Revised to Chris Finn Architect, 'Site Layout Plan', 2357-03-02J received 15Jul11 - 15Jul11 (BP/jr)
- Rev A: Revised to comments received from Architect - 21Jun11 (BP)
- Base: Chris Finn Architect, 'Site Layout Plan', 2357-03K received 16Jun11



PROJECT Paddock House, Cleavesty Lane, East Keswick

TITLE Tree Protection Fencing / Constraints

CLIENT Park Lane Homes

DATE 17 Jun 11 **SCALE** 1 : 500 **SHEET** A2

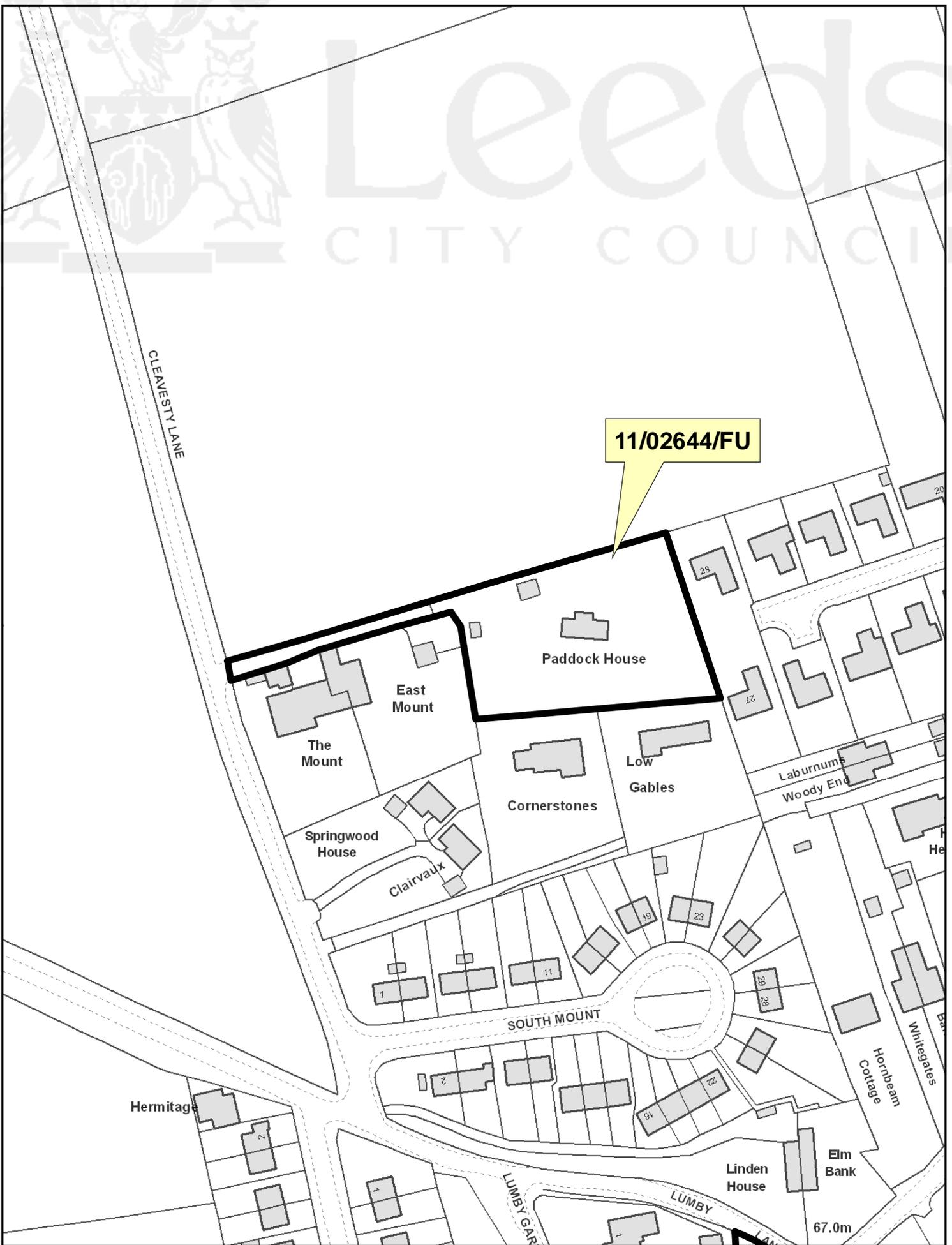
DRAWN BP **DRAWING NO** 2273/3

CHECKED NS **REVISION** C

Popplewell Associates
Chartered Landscape Architects
Environmental Consultants

1 Isis Court Rosetta Way
York YO26 5NA
Telephone +44 (0)1904 794276
Facsimile +44 (0)1904 786962

Email mailbox@popplewellassociates.co.uk
Web www.popplewellassociates.co.uk



EAST PLANS PANEL

