

**Application Number**

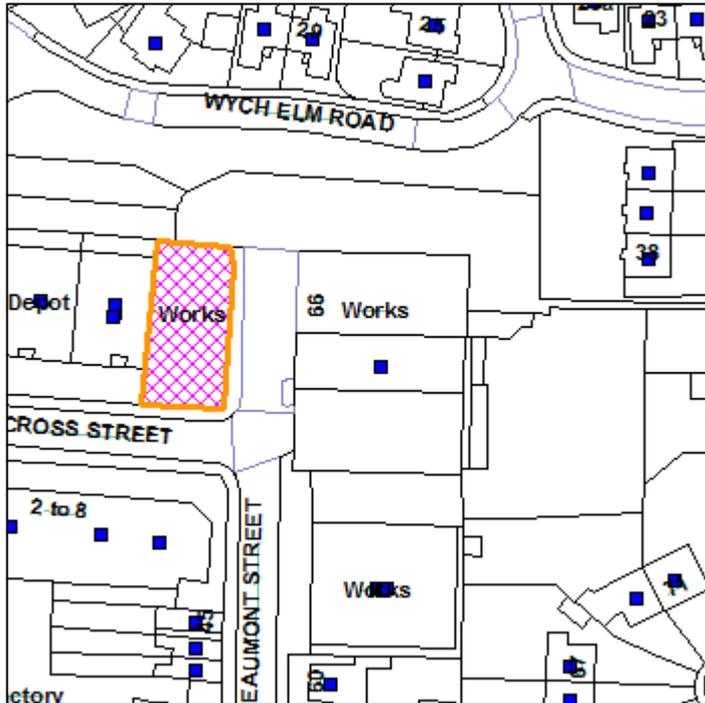
**Address**

**Report Items**

**a. 19/00236/COU**

Unit 4  
Midland House  
Cross Street  
Oadby  
Leicestershire  
LE2 4DD

a.	<b>19/00236/COU</b>	Unit 4 Midland House Cross Street Oadby Leicestershire LE2 4DD
	<b>30 May 2019</b>	Change of use from industrial (Use Class B2) to Private health and fitness studio (Use Class D2).
	<b>Case Officer</b>	Richard Redford



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LA100023293 Published 2014

## **Site and Location**

The site is occupied by a vacant two-storey building where the upper floor is contained within the roof space, constructed of rendered walls with upvc windows and doors and corrugated cement type roofing material with a number of clear 'roof light' panels in it. It has an authorised use falling within Use Class B2 for General Industry. On-site parking is provided to the front of the building while there is space to the side (unattached) for approximately two further vehicles. An industrial unit, it is located at one end of a group of industrial buildings in a terrace arrangement although the units are more generous in width than traditional terraced buildings. To the side and opposite are other industrial units within Use Classes B1, B2 and B8, while to the rear is a wooded area separating the site from Wych Elm Road.

Access to the site is via either Spencer Street or Beaumont Street both of which are occupied predominantly by two storey residential dwellings with on-street parking.

## **Description of proposal**

The planning application as submitted seeks to obtain permission for a change of use from general industrial (Use Class B2) to a private health and fitness studio (Use Class D2) with associated parking. The application was submitted with a drawing showing the existing and proposed layout (including parking and cycle spaces) as well as a planning justification statement addressing local and national policy whilst also including a sequential test setting out that, in their opinion, no other alternative site were available. Further, a letter from Reliance Properties was also provided detailing the property had been marketed since February 2018 and that they had received 8 enquiries during this period for rent however they have received no actual offers seeking to rent the property for B1 business purposes. A total of 6 letters of support from professional companies relating to health and medicine were also submitted as part of the application setting out how the proposal would enable patients to return to their sports and or improve their health following medical procedures based on the services to be provided.

Following the submission of the application an amended plan was provided on 9 July 2019 re-locating the cycle storage area. Further, following dialogue on the application the agent on 16 July 2019 and 28 August 2019 provided further correspondence setting out how the unit was marketed and valued as well as the breakdown of the 8 enquiries (2 x storage in Use Class B8, 1 x printers in Use Class B1 or B2, 1 x children's play area, 1 x nursery in Use Class D1, 1 x English and Maths Centre in Use Class D1 and 2 x unspecified).

An amended application form (to include both applicants and the company name) has been received with the agent confirming by e-mail that in relation to the opening hours the applicants would be agreeable for them to be altered to open at 06:30 hours am and close at 21:00 hours pm. Within the e-mail relating to the hours of use, the agent has also sought to reiterate that the gym will not be a standard access gym. Membership will only be available to those under a personal training package or a member of the cycle class club. Membership numbers will be limited to 200 with this comprising 100 for the cycle club (although only 12 will be able to attend any session) and 100 in the gym based on 5 personal trainers each with 20 clients but with the personal trainers operating on a one-to-one basis so only 5 members will be in the gym at any one point. The agent has confirmed these will all require pre-booking.

The agent has confirmed that while the applicants are seeking a full, permanent permission they would be willing to accept a personal permission.

The statutory determination period for this application expired on the 30 September 2019 and an extension of time has been requested for up to and including 20 December 2019 having been granted to enable it to be presented to this Committee for determination. It is intended to issue a decision as soon as practicably possible after the committee meeting.

### **Relevant Planning History**

18/00310/COU - Change of Use from General Industrial (Use Class B2) to a Private Health and Fitness Studio (Use Class D2) (re-submission of 17/00517/COU).

This was refused on 19 September 2018 on the grounds of the application site being located within a designated employment area where the provisions of Core Strategy policy 1 details that employment areas will be retained for purposes falling within Use Classes B1, B2 and B8 with the provisions of Saved Local Plan Policy EM1 setting out that uses falling outside of Use Classes B1, B2 and B8 will only be permitted where the proposed development meets specified criteria. As submitted the proposed change of use from general industrial (Use Class B2) to a private health and fitness studio (Use Class D2) represented the loss of a unit with an authorised use for employment purposes in a designated employment area with a non-conforming use to the detriment of the area. Furthermore, as submitted the application does not show that it is complimentary or ancillary to an existing use, or, that the building is unfit for employment purposes and that no alternative comparable site has been put forward as a replacement.

17/00517/COU - Change of use from General Industrial (Use Class B2) to a Health and Fitness Studio/Gym (Use Class D2) – Withdrawn 4 January 2018

### **Consultations**

Leicestershire County Council (Highways) – No objections

The Local Highway Authority advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not therefore conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to conditions.

Oadby and Wigston Environmental Health – No observations to make

Oadby and Wigston Planning Policy – Conflicts with policy  
Comments detailed within the consideration.

### **Representations**

Neighbours have been informed and a site notice placed at the site. The date for the receipt of comments expired on the 6 August 2019. Three letters of representation received - 2 in support of the proposal including one from Parkinson's UK, and 1 objecting.

The reasons for supporting the proposal can be summarised as follows: -

- \* The proposal would, through the implementation of the business plan provided to Parkinson's UK, offer specialist cycling sessions to Leicestershire residents living with Parkinson's;
- \* Enable targeted support for people living with Parkinson's to access dynamic cycling sessions as a number of published studies show the benefits of dynamic cycling where the RPM is between 75 – 85 with a positive impact on motor function
- \* The business demonstrates a commitment to creating additional training to provide bespoke programmes to support the needs of the local community including those living with Parkinson's

The reasons for objection to the proposal can be summarised as follows:

- \* 2 of the parking spaces and the cycle rack (as shown on the originally submitted drawings) are down the side of the building outside of the application boundary and is actually a public footpath;
- \* The use of this public footpath for car and cycle parking will reduce the public footpath unacceptably.

### **Relevant Planning Policies**

#### National Planning Policy Framework

#### Oadby and Wigston Local Plan

Policy 6	-	High Quality Design and Materials
Policy 25	-	Protecting Identified Employment Area
Policy 44	-	Landscape and Character

#### Supplementary Planning Document/Other Guidance

Employment Land and Premises Study (2017)

### **Planning Considerations**

The main issues to consider in the determination of this application are as follows:

The principle of the development;  
 Impact on the highway network;  
 The impact of the proposal on amenities and the area.

#### The principle of the development:

The applicant has previously submitted two applications in relation to this proposed use in this location.

The 2017 application (Ref. 17/00517/COU) was submitted but later withdrawn, having been advised by the Local Authority that more evidence would be required to satisfy the local policy position for the proposal.

In 2018, another application was submitted (Ref. 18/00310/COU), but the applicants were unable to provide suitable evidence to satisfy the then emerging draft Local Plan Policy 25 – Protection of Identified Employment Areas, and the application was subsequently refused.

Paragraph 38 of the National Planning Policy Framework (NPPF) states that *'local planning authorities should ... work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area'*.

The proposed use is a D2 Use Class and is, therefore, considered a town centre use with paragraph 86 of the NPPF stating:

*'Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.'*

An up-to-date sequential test has been undertaken and submitted by the applicant as part of the 'Planning Justification Statement'. The test considers a range of alternative premises in the Borough, offering a brief summary of how each of the premises is not suitable based upon various issues including the cost, size or layout etc. Although the applicant only included a very limited summary of the reasoning or justification for each property's exclusion, the Council is satisfied that the sequential test is no longer an issue in the determination of this application.

Unit 4, Midland House, Cross Street is situated within the Cross Street / Regent Street 'Base' Identified Employment Area, as set out in the Council's most recent Employment Land and Premises Study (2017) and Local Plan (2019).

Identified Employment Areas that are classified as 'Base' are still important employment areas in the Borough, but it is recognised that if sufficient evidence is provided, then the Council can allow a level of flexibility for non-B Use Class proposals, subject to the proposal satisfying the specific criteria, as set out in Local Plan Policy 25 – Protecting Identified Employment Areas.

The criteria-based approach as contained in Local Plan Policy 25 that this proposal must satisfy in order to be granted planning permission is set out below:

*Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):*

- *will not have an adverse impact on any other employment use(s) in the identified employment area in which it is located;*
- *will not significantly reduce the overall supply and quality of employment land and premises within the locality;*
- *will deliver economic regeneration benefits to the site and / or area or there will be a significant community benefit which outweighs the impact;*
- *will involve a vacant building for which there is clear and robust evidence of proactive marketing (a minimum of twelve months), with registered commercial agents at a reasonable price, to demonstrate that there is no realistic prospect for continued employment use; and,*
- *The site / premises are no longer suitable or reasonably capable of being redeveloped for employment purposes.*

To note, the Local Plan Policy 25 was not subject to any Main Modifications and was found sound by the Planning Inspector. The content of the policy is supported by robust evidence in the shape of the Employment Land and Premises Study (2017).

Giving consideration to the planning application and assessing it against the criteria as per Local Plan Policy 25, the following assessment has been made by officers.

***Will not have an adverse impact on any other employment use(s) in the identified employment area in which it is located***

The applicant has provided information as part of the 'Planning Justification Statement' to suggest that; the numbers of people attending at any one time will be a restricted number (individual or small group sessions); the gym will be at its quietest Monday to Friday, 11:00-16:30; it's peak times will be before and after most people's working day; and, the applicant would like to open the gym on a Sunday (08:00-16:00) when all other businesses in the locality are closed.

In terms of the surrounding industrial units, an investigation into their hours of use has indicated that they are un-restricted in planning terms so could operate from early in the morning to late in the evening. Within this context the hours of use proposal would not adversely impact upon these surrounding B1, B2 and B8 uses.

***Will not significantly reduce the overall supply and quality of employment land and premises within the locality***

The Council's Employment Land and Premises Study (2017) suggests that the total floor area in this Identified Employment Area is 2,880 sqm. Therefore, the proposed loss of 270 sqm to accommodate this change of use would result in a reduction of approximately 10 per cent of the overall floor area available in this Identified Employment Area for B Class Uses.

Planning officers consider a 10 per cent reduction within this identified employment area, due to its limited size in comparison to the other employment areas in the Borough, to be a significant reduction in the overall supply and quality of employment land and premises within the locality.

The loss of 10 per cent is significant in this particular locality and notwithstanding the consideration to follow, the loss is considered to be unacceptable within the provisions of the policy.

***Will deliver economic regeneration benefits to the site and / or area or there will be a significant community benefit which outweighs the impact***

The applicant has suggested that the proposed change of use will result in a vacant unit being occupied and that there will be the creation of the equivalent of 7 full time members of staff.

With regards to the potential community, health, and the positive impact upon wellbeing that the proposed use could have upon the local community, it is recognised that the proposal has the potential to deliver significant community benefits. This is based upon the staff numbers employed as well as, based on the letters of support submitted as part of the application from a number of different professions to which the proposed gym will benefit through patient well being.

It is considered that the application has satisfied this element of the criteria.

***Will involve a vacant building for which there is clear and robust evidence of proactive marketing (a minimum of twelve months), with registered commercial agents at a reasonable price, to demonstrate that there is no realistic prospect for continued employment use***

In July 2018, as part of the last planning application (Ref: 18/00310/COU), the applicant submitted a letter from Reliance Properties Ltd detailing that the unit was being actively marketed by a registered commercial agent and that it was also listed on the 'Rightmove' website, providing a link to the advert.

The letter submitted confirmed that the property had been marketed since 16 February 2018, and, therefore, the Council was satisfied that the property was being actively marketed for B class uses.

However, it was advised that until a period of at least 12 months of active marketing had taken place, the applicant would not be able to satisfy this element of the criteria. At that time, it was not possible to establish whether there was a realistic prospect for the unit to be used for employment purposes because the applicant had failed to submit any evidence of enquiries on the property.

Therefore, as part of this new planning application, the Council would have expected the applicant to provide clear and robust evidence of how the property had been marketed since February 2018, together with details of all enquiries received; and, a link to the advert with details of the property available. This would enable the Council to be satisfied that this element of the Policy criteria has been satisfied.

Unfortunately, as submitted initially, the Council was unable to make an informed decision regarding this element of the Policy criteria because the only information submitted is a short letter from Reliance Properties Ltd stating that the property has been marketed since February 2018 and that 8 enquiries were received, although no offers were made, and that none of these enquiries were for 'B1 business purposes'. Further, the letter from Reliance Properties Ltd does not set out how much the property was being marketed for; it does not summarise what the 8 enquiries on the property were for; plus, it does not state when the enquiries were received or why no subsequent offers for the premises materialised.

The listing on 'Rightmove' (as highlighted to the Council in July 2018) is no longer active and at the time of this assessment there was no evidence of the property being actively marketed on the Reliance Properties Ltd website (June 2019).

Based on the details as submitted with this application without clear and robust evidence to demonstrate that the premises has been or is being actively marketed for B Use Class employment purposes, with the appropriate level of detail set out, including the dates and evidence that the advert has been 'live' for at least a minimum of twelve months, it is not possible for the Council to establish whether there is a realistic prospect for the unit to be used for B Class Employment purposes. As submitted, therefore, the applicant has failed to satisfy this element of the criteria.

Subsequent to these matters on this fourth point of the policy, the agent submitted a letter from Reliance Properties.

The additional letter from Reliance Properties submitted on 16 July 2019 by the agent states that the property had been marketed from February 2018 until May 2019. The letter went on to state that the property was withdrawn from marketing in May 2019 after it was advised that a planning application was being prepared by an interested party seeking planning permission to change the use of the property to a Fitness Centre, to allow it to be considered by the Council. Reliance Properties Ltd state that during this 15 month period, the property advertised received 8 enquiries in total but no firm offers to either purchase or rent the property for B1 Business purposes. The letter goes on to state that the enquiries received were from people looking to use the property for uses such as a gym or dancing studio. However, no further information has been provided to support these statements.

The letter suggests that the property details were advertised on the Reliance Properties website and were also available to view on Rightmove and OnTheMarket. It is said that the property was being marketed for Offers in the Region of £315,000 for Sale, or £30,000 per annum on the Rental Market. However, no further information has been provided to support these statements.

Unfortunately, the Council was still unable to make an informed decision regarding this element of the Policy criteria. Although the letter states that the property has been marketed and no firm offers were received, there is no evidence to support such statements. In addition, there is no evidence to suggest that the sale price and / or the rental price stated for the property is a reasonable price meaning that even with this information it has still failed to satisfy this element of the criteria.

Further to these points the agent provided the following in relation to the fourth bullet point of Policy 25:

A letter from Reliance Properties (dated 22 August 2019) setting out the dates and nature of enquiries received; and

A letter from Jarroms Limited (dated 28 August 2019) commenting on the price, marketing and suitability of the property for employment use.

With regards to the letter from Reliance Properties it indicates the date of when each of the eight enquiries were received, together with a summary of the nature of business that each enquiry wished to utilise No. 4 Cross Street for.

The letter also indicates that two of the enquiries were for 'storage', which would qualify as Use Class B8. It also suggests that an enquiry for a Printing Facility (Use Class B2) was also received, as well as another two enquiries that were categorised as 'unspecified'.

However, all of the enquiries resulted in a 'no offer' status, although no further explanation has been provided as to why this was.

In relation to the letter from Jarroms Ltd, it outlines an analysis of the quality of the property on offer; the value and strategy for marketing the property; and, a summary of the possible obstacles that this property presents as barriers as to why the limited number of enquiries has not led to any firm offers.

The letter does suggest that the freehold and leasehold values are '*at the very top end of our expectations of value*' although it does also suggest that this isn't usually an obstacle to interested parties making offers.

The letter also suggests that the newly established internal layout of the building limits its audience because it has been separated into a number of offices and that the eaves of the building are very low in comparison to modern industry requirements.

As such the provisions of this fourth bullet point of Policy 25 have, in Officers opinion, not been met.

***The site / premises are no longer suitable or reasonably capable of being redeveloped for employment purposes***

In accordance with paragraph 81 of the NPPF, Local Plan 25 seeks to '*set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth*'. The criteria-based element of Policy 25 allows a degree of flexibility to the range of permitted uses in the Borough's 'Base' identified employment areas, provided that applicants are able to satisfy the five-point criteria, as contained in the Policy.

In order for the Local Planning Authority to be satisfied that this element of the criteria has been satisfied, the applicant is required to provide the Council with clear and robust evidence to demonstrate that premises are no longer suitable or reasonably capable of being redeveloped for employment purposes.

As stated above, although the applicant had historically made an attempt to demonstrate that the unit has previously been marketed, it is not apparent from the information provided as part of this new planning application.

Therefore, the applicant has failed to satisfy this element of the criteria.

***Conclusion on Policy 25 provisions;***

It is accepted that the proposal would not impact upon the surrounding industrial units on the industrial estate. Further, it is accepted that based upon the submitted information the proposal would have a potentially significant impact with regards to community and health; and a positive impact upon community well being given the staff numbers employed and based upon the letters of support that were submitted in relation to the application from a number of different professions to which the proposed gym would benefit.

However, taking account of all of the previous and additional information submitted as evidence relating to this application, it is considered that on balance there is still a lack of clear and robust evidence to demonstrate how this proposal has complied with three of the five elements of the bullet-point criteria of Local Plan Policy 25 and paragraph 11.11 of the Employment Land and Premises Study (2017).

**Impact on the highway network:**

As set out above in the Consultee responses section of the report, Leicestershire County Council Highways has commented on the proposal.

The Local Highway Authority has advised that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not therefore conflicts with paragraph

109 of the National Planning Policy Framework (2019), subject to conditions being attached to any approval.

On-site parking has been provided as well as on-site cycle storage facilities.

Officers are, based on these comments, satisfied the proposal is acceptable from a highways perspective.

The impact on the amenities and the area:

As set out earlier in the report, the application site is situated within Cross Street / Regent Street 'Base' Identified Employment Area, as detailed within the Council's most recent Employment Land and Premises Study (2017) and Local Plan (2019). It has also been set out that access to and from this industrial estate is via two roads on which residential dwellings exist.

Whilst the proposals intended hours of use would not impact upon the existing B1, B2 and B8 uses surrounding the application site, the proposed opening and closing times are early and late each week day and therefore serve to have a detrimental impact upon the residential dwellings users of the proposed facility would have to pass in order to get to and leave the gym. Although it is acknowledged that the existing employment uses are unrestricted with regards to their hours of operation, the introduction of the proposal would, based on the information submitted, result in increased movements beyond which the residents of the houses could reasonably expect such that the use would have an adverse and detrimental impact.

This has been raised with the agent who has indicated that following discussions with the applicant, they would be willing to commence at 6.30am from Monday to Friday inclusive and to close the gym at 9pm Monday to Friday inclusive. Officers consider that these hours of use during the week would be reasonable.

The intended hours of 0800 to 1600 on Saturdays as well as 0900 to 1600 hours on Sundays and Bank Holiday Mondays are acceptable.

Conclusion:

In conclusion, whilst the proposal will not impact on other employment units in the industrial estate in which it is located, and will contribute to potentially significant impacts with regards to community and health; the proposal is considered, on balance, not to comply in full with three of the five requirements of Policy 25 of the Local Plan. This is due to it representing the loss of 10 per cent of the employment area (which is considered significant) and the lack of clear and robust evidence to demonstrate firstly that it's no longer suitable or capable of being redeveloped for employment purposes, and secondly that it was marketed at a reasonable price (including reduction / negotiations over price over the 12 month period). It, therefore, conflicts with three of the five elements of the bullet-point criteria of Local Plan Policy 25, and paragraph 11.11 of the Employment Land and Premises Study (2017). As such it is unacceptable in principle.

**Implications Statement**

Health	No Significant implications
Environment	No Significant implications

Community Safety	No Significant implications
Human Rights	The rights of the applicant to develop his property has to be balanced against the rights of neighbours.
Equal Opportunities	No Significant implications
Risk Assessment	No Significant implications
Value for Money	No Significant implications
Equalities	No Significant implications
Legal	No Significant implications

**RECOMMENDATION: REFUSE**

- 1 The application site is located within the Cross Street / Regent Street 'Base' Identified Employment Area as detailed within the Council's Employment Land and Premises Study (2017) and the Local Plan (2019). The provisions of Policy 25 of the Local Plan set out that uses falling outside of Use Classes B1, B2 and B8 will only be permitted where the proposed development meets specified criteria. As submitted the proposed change of use from general industrial (Use Class B2) to a private health and fitness studio (Use Class D2) fails to provide clear and robust marketing evidence that it cannot be used for employment purposes nor that it is no longer suitable or reasonably capable of being re-developed for employment purposes as well as representing a 10 per cent loss of employment land in the designated employment area which is considered significant. The proposal therefore conflicts with the provisions of the Oadby and Wigston Borough Council Local Plan policy 25, and Employment Land and Premises Study 2017 all of which seek to ensure units within designated employment areas are retained for employment purposes.

Note(s) to Applicant :

- 1 This refusal relates to the following documents and drawings:

Planning Justification Statement by Landmark Planning dated May 2019, Supporting Statement (including Appendices) submitted to and received by the Local Planning Authority on 30 May 2019;

Drawing numbered 1806/2b Rev B dated 5 July 2019 submitted to and received by the Local Planning Authority on 9 July 2019;

Reliance Properties letter dated 16 July 2019 submitted to and received by the Local Planning Authority on 16 July 2019;

Reliance Properties letter dated 22 August 2019 and Jarroms Limited letter dated 28 August 2019 submitted to and received by the Local Planning Authority on 28 August 2019;

Amended application form submitted to and received by the Local Planning Authority on 27th November 2019;

Agents e-mail to Richard Redford (case officer) submitted to and received by the Local Planning Authority at 16:27 on 2 December 2019

- 2 In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Unfortunately in this instance an acceptable outcome could not be found. The Local Planning Authority has therefore acted pro-actively to try to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **BACKGROUND PAPERS**

- a. 19/00236/COU