

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: RE: Potting Shed Guiseley
Date: 03 July 2017 15:18:37
Attachments: [image002.png](#)
[image003.png](#)

Yes Tony, that extension is agreed.

For information, please note that the applicant's operations director, Jade Renner, has spoken to Councillor Latty and is arranging to meet with him and the local residents.

Regards.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 03 July 2017 09:21
To: Carl Copestake
Subject: RE: Potting Shed Guiseley

Carl

Further to our telephone conversation of this morning I would be grateful if you would agree to extend the period for determination of the application to 7 August 2017

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Jade Renner \(xxxxxxxxx@xxxxxxxxxxxxxxxxxxx\)](#); [Richard Weddall \(xxxxxxx@xxxxxxxxxxxxxxxxxxx\)](#)
Subject: RE: Potting Shed Guiseley
Date: 18 July 2017 09:43:04
Attachments: [image002.png](#)
[image003.png](#)

Morning Tony,

I understand that you are attending the meeting tomorrow at 11am, and it appears that the following will be in attendance:

- You
- Me
- Councillor Latty
- 16 residents
- 2 or 3 from the Burning Night Group
- Paddy Whur (the applicant's solicitor who handled the licensing case)

I assume a decision will thereafter be taken in terms of whether the application is determined under delegated powers or at Plans Panel, but in any event I understand that the LPA are still in support of the proposal at Officer level, subject to conditions on the opening times of the outside area.

I look forward to seeing you tomorrow, and hopefully the residents' concerns can be addressed.

Regards.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 29 June 2017 10:29
To: Carl Copestake
Subject: RE: Potting Shed Guiseley

Carl

I believe that members are meeting some of the residents tomorrow and I will be contacting them for a view on that point following their meeting.

Regards,

Tony

Tony Clegg
Team Leader (North-West)

Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Michael Askew](#); [Jade Renner \(xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx\)](#); [xxxxx@xxxxxxxxxx.xx.xx](#); [Richard Weddall \(xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx\)](#) [Allan Harper \(xxxxx@xxx.xx.xx\)](#) [Gemma Patefield \(xxxx@xxxxxxxxxxxxxxxxxxxxxxxxxx.xx.xx\)](#) [Chris Chittock \(xxxxx@xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx\)](#)
Subject: Proposed Potting Shed - Guiseley
Date: 20 July 2017 15:11:31
Attachments: [image003.png](#)

Afternoon Tony,

I refer to yesterday's meeting with Councillor Latty and the residents, and thank you for attending.

We considered it to be a very helpful meeting and I am sure that the residents were left in no doubt that the applicant is an extremely conscientious operator who wishes to work closely with residents both before the application is determined, right through the process following opening.

Whilst traffic was raised as an issue by residents, we agree that from a technical aspect, there are no highways reasons for objecting to this proposal. Councillor Latty agreed with this in his summing up.

This leaves potential noise / customer behaviour as an issue to be addressed, in terms of the potential impact of the proposal upon the residents of Springfield Court and Oxford Court (notwithstanding the town centre location of the site).

You heard yesterday just how seriously my clients take this matter, and their close liaison with the Police / licensing authorities at their existing venues, so that they can be held as an exemplar of good conduct.

The architects will now produce an amended site layout plan which:

- Relocates the propose commercial bin storage from the eastern most end of the car park
- Proposes customer litter bins (which can be conditioned)
- Proposes a smokers area
- Shows a turning circle for service vehicles within the car park
- Proposes a good quality and aesthetically pleasing acoustic fence around the car park periphery

I understand that the application will be presented to plans panel in August, and I would be grateful if you could confirm the date.

I look forward to hearing from you.

Regards.

Carl Copestake
Partner

Knights
The Brampton
Newcastle-under-Lyme
Staffordshire
ST5 0QW

M



D

+44 (0) 1782 349539

T

+44 (0) 1782 619225

W

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<<http://player.vimeo.com/video/90954216?autoplay=1>>

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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: RE: Potting Shed - Former HSBC, Guiseley - amended plans
Date: 09 August 2017 10:03:56
Attachments: [image002.png](#)

Thanks Tony.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 09 August 2017 10:01
To: Carl Copestake
Subject: RE: Potting Shed - Former HSBC, Guiseley - amended plans

Message originated from outside Knights

Carl

Thank you for your email. We will notify you of the public speaking protocol etc. when the agenda for the meeting is finalised. The reports and recommendations to Panel will be available a week before the meeting.

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Carl Copestake [<mailto:xxxx.xxxxxxxx@xxxxxxxxxx.xx.xx>]
Sent: 08 August 2017 12:10
To: Clegg, Tony
Subject: RE: Potting Shed - Former HSBC, Guiseley - amended plans

Morning Tony,

I have been away for a couple of weeks and will attend committee on 7 September.

Is it looking favourable now that we have submitted the amended plans and further information?

Regards.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [<mailto:xxxx.xxxxx@xxxxx.xxx.xx>]
Sent: 31 July 2017 08:28
To: Michael Askew
Subject: RE: Potting Shed - Former HSBC, Guiseley - amended plans

Message originated from outside Knights

Michael

Thank you they are helpful and will enable the Plans Panel to better understand the design of the extension to the rear. Can you clarify the material proposed for the retracting roof. It looks very pale in the images and may attract comment. Could it be a darker colour such as grey. Presumably the windows and balustrading are aluminium frames and darkened glass. Can you also clarify what happens to the roof and window frames when the canopy is opened?

Thanks for your assistance.

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services

The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: Michael Askew [<mailto:xxxxxxx.xxxx@xxxxxxxxxxx.xx.xx>]
Sent: 31 July 2017 08:19
To: Clegg, Tony
Subject: RE: Potting Shed - Former HSBC, Guiseley - amended plans

Tony,

In addition to the amended plans that were sent last week, please find attached CGI drawings of the proposed extension.

Michael

Michael Askew
Senior Planner

M [REDACTED]
D +44 (0) 1782 338849
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Michael Askew
Sent: 26 July 2017 09:46
To: 'Clegg, Tony'
Subject: Potting Shed - Former HSBC, Guiseley - amended plans

Tony,

Following the meeting with the Councillor and local residents, please find attached amended plans and elevations which show the following:

- Introduction of an awning over the rear terrace.
- Relocation of the bin store to the southern boundary of the site (and the provision of an extra car parking space in its place).
- Demonstration of a service van turning circle within the rear car park.
- Provision of additional landscaping along the northern boundary of the car park.
- Provision of an acoustic fence along the north and east boundaries of the site.
- Provision of a smoking shelter on the northern elevation of the building.

A CGI drawing of the proposed extension is also being produced and I will issue this when it is available .

Carl, is on annual leave this week and next, so if you have any queries, please direct them to me in the meantime.

Regards,

Michael

Michael Askew

Senior Planner

Knights 1759

The Brampton

Newcastle-under-Lyme

Staffordshire

ST5 0QW

M + [REDACTED]
D +44 (0) 1782 338849
T +44 (0) 1782 619225
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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: RE: 17/02609/FU/Panel invite letter
Date: 01 September 2017 12:46:04
Attachments: [image002.png](#)

Thanks Tony - will do.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 01 September 2017 11:21
To: Carl Copestake
Subject: RE: 17/02609/FU/Panel invite letter

Message originated from outside Knights

Carl

On the matter of protocol if there is a speaker against the application which I am expecting there will be, you have a right to respond. You can have more than one speaker but the allocated 4 minutes has to be split between however many speakers there are.

On a related matter, I have received a number of comments from local residents about the very poor and untidy state of the site and was today sent the attached photographs. I would recommend that this matter is addressed prior to the Panel site visit on Thursday and that the site is kept in a tidy state thereafter.

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: Carl Copestake [<mailto:xxxx.xxxxxxxx@xxxxxxxxxx.xx.xx>]

Sent: 01 September 2017 10:57

To: Clegg, Tony

Subject: FW: 17/02609/FU/Panel invite letter

Importance: High

Morning Tony,

I have a couple of straight forward questions:

1. Can we address Members at Panel given that the recommendation is to approve? There will no doubt be objectors that we will need to respond to.
2. Can we have more than one speaker, for example myself as agent and the applicant?

Regards, Carl.

-----Original Message-----

From: xxxxxxx@xxxxx.xxx [<mailto:xxxxxxx@xxxxx.xxx>]

Sent: 30 August 2017 11:15

To: Carl Copestake

Subject: 17/02609/FU/Panel invite letter

Message originated from outside Knights

Please See Attached

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From: [Carl Copestake](#)
To: [CDV Panel Dates](#)
Cc: [Clegg, Tony](#); [Michael Askew](#); [xxxxx@xxxxxxxxxx.xx.xx](#); [Allan Harper \(xxxxx@xxx.xx.xx\)](#) [Richard Weddall](#)
[\(xxxxxxxx@xxxxxxxxxxxxxxxxxxx\)](#)
Subject: Application 17/02609/FU/NW
Date: 01 September 2017 15:24:23
Attachments: [image003.png](#)

Dear Sir/Madam,

Application 17/02609/FU/NW

For Former HSBC Bank Plc, Charlton House Oxford Road Guiseley

Proposal Change of use of former bank to drinking establishment (Class A4 Use) with
associated two storey extension to rear and siting of four sheds along the
northern boundary)

I am the acting planning agent for the aforementioned planning application. I wish to speak at next week's
plans panel in support of the application. Please note I will be accompanied by the applicant's licensing lawyer
Paddy Whur of Woods Whur, and we will share the allotted 4 minutes between us.

I would be grateful to receive from you an acknowledgement of this email and my request to speak.

Regards.

Carl Copestake
Partner

Knights
The Brampton
Newcastle-under-Lyme
Staffordshire
ST5 0QW

M



D

+44 (0) 1782 349539

T

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Michael Askew](#)
Subject: RE: Guiseley Potting Shed
Date: 08 September 2017 17:09:22
Attachments: [image002.png](#)

Thanks Tony.

We will review and be back in touch.

Regards.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 08 September 2017 14:34
To: Carl Copestake
Subject: RE: Guiseley Potting Shed

Message originated from outside Knights

Carl

Please find attached a draft decision notice, please advise me of any comments you have. I also attach a copy of comments from Network Rail and would be grateful if you would draw these to the attention of your client.

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: Carl Copestake [<mailto:xxxx.xxxxxxxx@xxxxxxx.xx.xx>]
Sent: 08 September 2017 09:11
To: Clegg, Tony
Cc: Michael Askew
Subject: RE: Guiseley Potting Shed

Tony,

Yes the extension is fine and we are aiming to get the construction management plan to you mid next week at the latest.

Would you be able to issue a list of draft condition for us to review please?

Thanks.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [<mailto:xxxx.xxxxx@xxxxx.xxx.xx>]
Sent: 07 September 2017 10:33
To: Carl Copestake
Subject: RE: Guiseley Potting Shed

Message originated from outside Knights

Carl

In the event of an approval I will try to draft conditions in such a way that some work can commence without prior discharge of conditions. I will need some time to do this however and therefore ask your agreement to an extension of time for determination of the application to 15 September 2017

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management

City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: Carl Copestake [<mailto:xxxx.xxxxxxxxxx@xxxxxxxxxxx.xx.xx>]

Sent: 05 September 2017 16:08

To: Clegg, Tony

Subject: Guiseley Potting Shed

Afternoon Tony,

If planning permission is granted on Thursday, my clients wish to commence (some limited) building works immediately, and have teams in place to do so.

As such, I would ask you to be minded not to impose any pre-commencement conditions (which can add 2-3 months to the programme) and would suggest:

- Materials to be approved before extension works commence
- Landscaping, car park management and fencing (etc.) details submitted and implemented before opening
- Details of excavations submitted and approved before any excavations take place

Regards.

Carl Copestake

Partner

Knights

The Brampton
Newcastle-under-Lyme
Staffordshire
ST5 0QW

M [REDACTED]

D +44 (0) 1782 349539

T +44 (0) 1782 619225

W www.knights1759.co.uk

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Gemma Patefield \(xxxx@xxxxxxxxxxxxxxxxxx.xx.xx\)](#)
Subject: RE: Potting Shed Noise Conditions
Date: 14 September 2017 08:38:44
Attachments: [image003.png](#)
Importance: High

Tony,

I have received what is a very robust contractors plan but it has the incorrect hours of construction in.

I am just changing this and can send it over v shortly, thereby you can issue the decision notice as per the draft.

Conditions on noise noted.

Regards.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 14 September 2017 07:44
To: Carl Copestake
Subject: RE: Potting Shed Noise Conditions

Message originated from outside Knights

Carl

Thank you for your email. I am afraid however that I am not in a position to renegotiate noise conditions at this juncture as these are the conditions as recommended by our EH officer and agreed at the Plans Panel meeting. We will therefore be issuing the permission on the basis of the conditions provided to you. In the absence of any details from you on arrangements for contractors this will be a 'pre-commencement' condition

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street

Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Carl Copestake [<mailto:xxxx.xxxxxxxx@xxxxxxxxxx.xx.xx>]

Sent: 13 September 2017 15:41

To: Clegg, Tony

Cc: Michael Askew

Subject: Potting Shed Noise Conditions

Hi Tony,

Firstly I am still awaiting the construction management plan and I have chased that today.

I have run the acoustic conditions by Chris Chittock of Dragonfly, who produced the acoustic survey.

He has raised some material comments, which I set out below.

He says that condition 14 is unenforceable in its current form and would render it impossible to have any music played with the windows open. He suggests the following condition:

"Music should be played within the premises only, with no sound reproduction apparatus capable of playing music to be located externally at any time."

Regarding 16, he says it would also be unenforceable because neither the applicant nor the Council have any idea if the noise environment within the properties nearby already meets the criteria detailed for maximum noise events. He suspects, given the railway line proximity, it will not and as such it would not be possible for the Council to enforce the condition on maximum noise levels.

In respect of the plant noise, this was not covered in their assessment as the Council had not requested consideration of it. The criteria requested is very strict and not in accordance with national British Standards guidance. The reference within that condition to the car park would effectively mean that it was not possible for cars to use the car park without breaching the condition (and clearly Members want the car park to have full use). Chris suggests the following wording:

"The premises shall not be brought into use until a further assessment of plant noise has been submitted to the local planning authority. All externally mounted plant or equipment to be installed as a part of the development should be designed with appropriate noise control measures such that the predicted noise level from all externally mounted plant achieves a rating noise level equal to the existing measured background noise level at the nearest noise sensitive dwelling, when assessed in accordance with the methodology detailed in BS4142:2014. Background noise levels should also be measured and assessed in accordance with the methodology as set out by BS4142:2014. The assessment should detail the results of the BS4142 assessment and any mitigation measures required to demonstrate compliance with the plant noise criterion detailed above."

Music should be played within the premises only, with no sound reproduction apparatus capable of playing music should be located externally.

Any music reproduction system installed within the building should be capable of being controlled such that noise levels due to music within the premises do not exceed 75dB(A) LAeq, 15mins (15

minute average noise level) and 60dB(A) LAeq, 15mins in either the 60Hz or 125Hz octave bands when all external windows are closed. During periods that external doors or windows are open noise levels should be controlled such that noise levels due to music within the premises do not exceed 60dB(A) LAeq, 15mins (15 minute average noise level) and 60dB(A) LAeq, 15mins in either the 60Hz or 125Hz octave bands in areas with open windows or doors."

Chris advises me that the above condition provides detailed and adequate controls on both plant noise and music noise based on nationally accepted guidance that is relevant and suitable for music noise. Both are testable and enforceable and can be checked by an EHO at any time simply by them turning up. Neither require the EHO to have any access to any neighbouring properties.

Chris is trying to be helpful in framing the wording such that the conditions meet the tests, which gives more certainty to the Council.

It may be that you need to liaise with your EHO, and possibly have a meeting with Chris and the EHO to talk this through.

What do you think?

Regards, Carl.

Carl Copestake

Partner

Knights

The Brampton
Newcastle-under-Lyme
Staffordshire
ST5 0QW

D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk



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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Michael Askew](#)
Subject: Re: Guiseley Potting Shed
Date: 15 September 2017 08:41:06
Attachments: [image002.png](#)
[image002.png](#)
[image002.png](#)
[image002.png](#)
[image002.png](#)
[image002.png](#)
[image002.png](#)

Thanks Tony.

We will pass that message on. If you reference the document in the condition I am happy to make sure the wording is amended accordingly if you require that.

Regards and thanks for your assistance on these conditions
Carl.

Carl Copestake
Partner

Knights 1759
The Brampton
Newcastle-under-Lyme
Staffordshire
ST5 0QW


D 01782 349539

T 01782 619225

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On 15 Sep 2017, at 07:22, Clegg, Tony

<xxxx.xxxxx@xxxxx.xxx.xx<<mailto:xxxx.xxxxx@xxxxx.xxx.xx>>> wrote:

Message originated from outside Knights

Michael

I only raised this as there is no pay and display car parking in Guiseley as such. There is a free public car park on Netherfield Road about 5 mins walk from the site. I think this would be the logical place for workers on the site (not 'men' please!) to park and suggest that the contractors direct workers to there.

Regards,

Tony

Tony Clegg
Team Leader (North-West)

Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk><<http://www.leeds.gov.uk>>

From: Michael Askew [mailto:xxxxxxxx.xxxxx@xxxxxxxxxxxxxx.xx.xx]

Sent: 14 September 2017 16:57

To: Clegg, Tony

Cc: Carl Copestake

Subject: RE: Guiseley Potting Shed

Tony,

Please find below the response from the architects in relation to reference to 'pay and display', please see below:

Condition 9 asked for details of workforce parking. There is sufficient space on site for potentially 5 vehicles if blocking one another in. With the numbers of men on site there is likely to be more than 5 vehicles so the main contractor is proposing that additional parking is sourced offsite in pay and display facilities. I am happy to have this note removed if it is unnecessary – please advise.

Is this a sufficient explanation?

Michael

Michael Askew
Senior Planner
M



D

01782 338849

T

01782 619225

W

www.knights1759.co.uk<<http://www.knights1759.co.uk>>

[cid:image001.jpg@01D32DF3.6F443440]

[Follow me on LinkedIn]<<https://uk.linkedin.com/pub/michael-askew/28/13a/a83>>

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxx.xxx.xx]

Sent: 14 September 2017 16:25

To: Michael Askew

Cc: Carl Copestake

Subject: RE: Guiseley Potting Shed

Message originated from outside Knights

Michael

Thank you. Just one query. What is the reference to 'Pay and Display Car Park off Oxford Road' on the plan? I am not aware of any such parking or what its relevance to the development would be?

Thanks

Tony

Tony Clegg
Team Leader (North-West)
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Website: <http://www.leeds.gov.uk><<http://www.leeds.gov.uk>>

From: Michael Askew [mailto:xxxxxxxx.xxxxx@xxxxxxxxxxxxxx.xx.xx]

Sent: 14 September 2017 15:37

To: Clegg, Tony

Cc: Carl Copestake
Subject: RE: Guiseley Potting Shed

Tony,

Please find attached the Construction Management Plan as requested.

Michael

Michael Askew
Senior Planner
M



D

01782 338849

T

01782 619225

W

www.knights1759.co.uk<<http://www.knights1759.co.uk>>

[cid:image001.jpg@01D32DF3.6F443440]

[Follow me on LinkedIn]<<https://uk.linkedin.com/pub/michael-askew/28/13a/a83>>

From: Carl Copestake
Sent: 11 September 2017 12:10
To: Clegg, Tony
Cc: Michael Askew
Subject: RE: Guiseley Potting Shed

Yes Tony I am okay with the other conditions; just trying to get an update on the construction management plan.

Thanks.

Carl Copestake
Partner
M



D

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T

+44 (0) 1782 619225

W

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[cid:image001.jpg@01D32DF3.6F443440]

[Follow me on LinkedIn]<www.linkedin.com/pub/carl-copestake/77/255/791>

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxx.xxxx.xx]

Sent: 11 September 2017 11:19

To: Carl Copestake

Subject: RE: Guiseley Potting Shed

Message originated from outside Knights

Carl

Thanks I have asked Highways for advice on this. Are you Ok with the other draft conditions?

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
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LS2 8HD

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From: Carl Copestake [mailto:xxxx.xxxxxxxxx@xxxxxxxxxxxx.xx.xx]

Sent: 11 September 2017 11:06
To: Clegg, Tony
Cc: Michael Askew
Subject: RE: Guiseley Potting Shed

Tony,

Regarding condition 21, can your highway authority colleague advise on exactly what is required (and the architects will then produce a scheme), and also do they have a list of approved contractors to carry out the work?

Regards.

Carl Copestake
Partner
M



D

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T

+44 (0) 1782 619225

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[cid:image001.jpg@01D32DF3.6F443440]

[Follow me on LinkedIn]<www.linkedin.com/pub/carl-copestake/77/255/791>

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 08 September 2017 14:34
To: Carl Copestake
Subject: RE: Guiseley Potting Shed

Message originated from outside Knights

Carl

Please find attached a draft decision notice, please advise me of any comments you have. I also attach a copy of comments from Network Rail and would be grateful if you would draw these to the attention of your client.

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
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Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk><<http://www.leeds.gov.uk>>

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: FW: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA
Date: 19 September 2017 14:13:01
Attachments: [image002.png](#)

Tony,

See our client's response below, which speaks for itself.

Any other issues, please refer back to me straight away and we will sort it.

I am mindful that you don't wish to be inundated with complaints!

Regards.

Carl Copestake
Partner


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T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Richard Weddall [mailto:xxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx]
Sent: 19 September 2017 14:09
To: Vance Currie; Peter McCarrick; Jade Renner; Gemma Patefield; Allan Harper
Cc: Carl Copestake
Subject: FW: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Message originated from outside Knights

Guys we need to be very careful here or will be getting a stop notice.

Jade is putting up signs on building.

No works before 8am.

Carl – can you go back to Tony say we were just setting site up but will ensure no works happen before 8am!! Jade is going to put up signs to this effect and we have a sight meeting this week and will stress this!!

From: Carl Copestake [<mailto:xxxx.xxxxxxxx@xxxxxxx.xx.xx>]
Sent: 19 September 2017 13:59
To: Richard Weddall <xxxxxx@xxxxxxxxxxxxxxxxxx>
Cc: Gemma Patefield <xxxx@xxxxxxxxxxxxxxxxxx.xx.xx>
Subject: FW: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Richard,

See comments below from the case officer. Residents have noted that works have commenced before 8am (stating it was 0740), and Tony reminds us that the condition prevents work from commencing before 8am.

Regards.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [<mailto:xxxx.xxxxx@xxxxx.xxx.xx>]
Sent: 19 September 2017 13:47
To: Carl Copestake
Subject: FW: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Message originated from outside Knights

Carl

Will you please note the comments from a local resident regarding work starting before 8.00am. If this is the case this is very disappointing and I would be grateful if you would impress on your client the importance of adherence to all planning conditions. If there are any further breaches we will initiate enforcement action which would be likely to involve the serving of a Temporary Stop Notice.

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building

2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Why not submit your next application [online](#)?

Website: <http://www.leeds.gov.uk>

From: [REDACTED]
Sent: 19 September 2017 12:23
To: Clegg, Tony; Latty, Cllr Graham; [REDACTED]
Cc: [REDACTED]
Subject: Re: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Dear Mr Clegg

Thank you for your reply.

[REDACTED] main concern is the open first floor terrace and outside noise BEFORE 2100 hrs.

How will the noise be contained and controlled?

Does there need to be sound recording in place now so we have levels before the Potting Shed opens in view of the problems at the Bingley site?

Also will residents be overlooked from the first floor terrace or will the sides be opaque/solid?

(For the record the contractors started work today at 0740 hrs and the mechanical digger was pulling down masonry at 0750 hrs.)

Regards

[REDACTED]

On 19 Sep 2017, at 09:32, Clegg, Tony <xxxx.xxxxx@xxxxx.xxx.xx> wrote:

Dear [REDACTED]

Thank you for your email. The conditions attached to the grant of planning permission are designed, as a whole, to ensure that local residents will not suffer

an unacceptable loss of amenity through noise. I would agree that a 2m acoustic fence around the perimeter of the car park will have no effect on any noise from the first floor terrace, which is why this and other outdoor areas are required to close by 9PM. There is also a condition regarding sound proofing which will need to demonstrate that there will not be an issue with noise for residents when the first floor canopy roof is closed.

I hope that this response assists.

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Why not submit your next application [online](#)?

Website: <http://www.leeds.gov.uk>

From: [REDACTED]
Sent: 14 September 2017 17:59
To: Clegg, Tony; Latty, Cllr Graham; [REDACTED]
Cc: [REDACTED]
Subject: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

14th September 2017

Mr Tony Clegg
Planning Services
Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Planning Application Number: 17/02609/FU
Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Dear Sir

[REDACTED], I have
[REDACTED], how the inevitable noise from the

outside areas, especially the rear open air 1st floor terrace would be contained.

are extremely worried in view of the ongoing problems at the Potting Shed Bingley, where a proposed 5.5 metre acoustic fence has been refused planning permission on conservation grounds - The proposed 5.5 metre high acoustic fence would introduce a wholly incongruous feature to Bingley Conservation Area - plus the effectiveness is also in doubt. Please see attached (17_02562_FUL-OFFICER_REPORT-4890117 and 17_02562_FUL-DECISION_NOTICE-4891861

Although the Guiseley operation proposes a 2 metre acoustic fence, [REDACTED] feel it will be totally inadequate as the height of the rear 1st floor terrace far exceeds 2 metres. [REDACTED]

Although there are conditions that the outside areas are to be closed at 2100 hrs, the residents are worried that their quality of life will be ruined by noise and anti social behaviour well before 2100 hrs as demonstrated by the Bingley operation.

Therefore, please can you explain how the rear OPEN 1st floor terrace noise will be contained and will it be sound proof when the roof is CLOSED and reassure [REDACTED] that LCC will prevent any noise/anti social behaviour through the conditions attached to the application.

We look forward to your reply as soon as possible.

Yours faithfully









Copy to:
Councillor Graham Latty

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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: RE: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA
Date: 19 September 2017 13:56:38
Attachments: [image002.png](#)

Tony,

Noted - I will pass your comment onto our client.

Regards.

Carl Copestake
Partner


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T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 19 September 2017 13:47
To: Carl Copestake
Subject: FW: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Message originated from outside Knights

Carl

Will you please note the comments from a local resident regarding work starting before 8.00am. If this is the case this is very disappointing and I would be grateful if you would impress on your client the importance of adherence to all planning conditions. If there are any further breaches we will initiate enforcement action which would be likely to involve the serving of a Temporary Stop Notice.

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
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LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: [REDACTED]
Sent: 19 September 2017 12:23
To: Clegg, Tony; Latty, Cllr Graham; [REDACTED]
Cc: [REDACTED]
Subject: Re: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Dear Mr Clegg

Thank you for your reply.

[REDACTED] main concern is the open first floor terrace and outside noise BEFORE 2100 hrs.

How will the noise be contained and controlled?

Does there need to be sound recording in place now so we have levels before the Potting Shed opens in view of the problems at the Bingley site?

Also will [REDACTED] be overlooked from the first floor terrace or will the sides be opaque/solid?

(For the record the contractors started work today at 0740 hrs and the mechanical digger was pulling down masonry at 0750 hrs.)

Regards

[REDACTED]

On 19 Sep 2017, at 09:32, Clegg, Tony <xxxx.xxxxx@xxxxx.xxx.x> wrote:

Dear [REDACTED]

Thank you for your email. The conditions attached to the grant of planning permission are designed, as a whole, to ensure that local residents will not suffer an unacceptable loss of amenity through noise. I would agree that a 2m acoustic fence around the perimeter of the car park will have no effect on any noise from the first floor terrace, which is why this and other outdoor areas are required to close by 9PM. There is also a condition regarding sound proofing which will need

to demonstrate that there will not be an issue with noise for residents when the first floor canopy roof is closed.

I hope that this response assists.

Regards,

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Team Leader (North-West)
Development Management
City Development
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LS2 8HD

Tel. 0113 3787975

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Why not submit your next application [online](#)?

Website: <http://www.leeds.gov.uk>

From: [REDACTED]
Sent: 14 September 2017 17:59
To: Clegg, Tony; Latty, Cllr Graham; [REDACTED]
Cc: [REDACTED]
Subject: Planning Application Number: 17/02609/FU Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

14th September 2017

Mr Tony Clegg
Planning Services
Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Planning Application Number: 17/02609/FU
Former HSBC Bank Plc, Oxford Road, Guiseley, Leeds, LS20 8AA

Dear Sir

[REDACTED], I have
been asked [REDACTED],
[REDACTED], how the inevitable noise from the
outside areas, especially the rear open air 1st floor terrace would be
contained.

[REDACTED] are extremely worried in view of the ongoing problems at the

Potting Shed Bingley, where a proposed 5.5 metre acoustic fence has been refused planning permission on conservation grounds - The proposed 5.5 metre high acoustic fence would introduce a wholly incongruous feature to Bingley Conservation Area - plus the effectiveness is also in doubt. Please see attached (17_02562_FUL-OFFICER_REPORT-4890117 and 17_02562_FUL-DECISION_NOTICE-4891861

Although the Guiseley operation proposes a 2 metre acoustic fence, [REDACTED] feel it will be totally inadequate as the height of the rear 1st floor terrace far exceeds 2 metres. [REDACTED]

Although there are conditions that the outside areas are to be closed at 2100 hrs, [REDACTED] are worried that their quality of life will be ruined by noise and anti social behaviour well before 2100 hrs as demonstrated by the Bingley operation.

Therefore, please can you explain how the rear OPEN 1st floor terrace noise will be contained and will it be sound proof when the roof is CLOSED and reassure [REDACTED] that LCC will prevent any noise/anti social behaviour through the conditions attached to the application.

We look forward to your reply as soon as possible.

Yours faithfully

[REDACTED]

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Councillor Graham Latty

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From: [Michael Askew](#)
To: [Clegg, Tony](#)
Subject: RE: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley
Date: 28 September 2017 10:54:15
Attachments: [image002.png](#)

Thanks Tony, the architect is now chasing up the payment on this.

Michael Askew
Senior Planner

M [REDACTED]
D 01782 338849
T 01782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 28 September 2017 10:30
To: Michael Askew
Subject: RE: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

Message originated from outside Knights

Michael

Yes we have received an application - 17/06323/COND – which is still showing as ‘insufficient fee paid’ on my system although this may have now been paid. The application that has been made is to discharge Condition 3 only – sample panel of stonework. I intend to view this panel by the end of the week

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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From: Michael Askew [<mailto:xxxxxxx.xxxxx@xxxxxxxxxxxx.xx.xx>]
Sent: 28 September 2017 10:01
To: Clegg, Tony
Subject: FW: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

Tony,

I understand that the conditions application was submitted to discharge the materials a few days ago (Planning Portal reference pp-06410995). Can you confirm when you are intending to visit the site so that I can let the architects know to make the samples available to you?

Michael

Michael Askew
Senior Planner

M [REDACTED]
D 01782 338849
T 01782 619225
W www.knights1759.co.uk

From: Carl Copestake
Sent: 28 September 2017 08:07
To: Michael Askew
Subject: FW: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

----- Original message -----

From: Info <xxxx@xxxxxxxxxxxxxxxxxxxxxx.xx>
Date: 25/09/2017 15:32 (GMT+00:00)
To: "Clegg, Tony" <xxxx.xxxxx@xxxxxx.xxx.xx>
Cc: [REDACTED] <[REDACTED]>, Allan Harper <xxxxx@xxx.xx.xx>, Richard Weddall <xxxxxxx@xxxxxxxxxxxxxxxxxxxxxx.xx>, xxxx.xxxxxxxx@xxxxxxxxxxxxxx.xx
Subject: RE: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

Tony hi

many thanks

regards

Mick

From: Clegg, Tony [<mailto:xxxx.xxxxx@xxxxxx.xxx.xx>]
Sent: 25 September 2017 15:06
To: Info
Cc: [REDACTED] Allan Harper; Richard Weddall; xxxx.xxxxxxxx@xxxxxxxxxxxxxx.xx
Subject: RE: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

Mick

I will be out to see the sample panel this week and will discharge the application asap

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
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Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Info [<mailto:xxxx@xxxxxxxxxxxxxxxxxx.xx>]
Sent: 25 September 2017 15:02
To: Clegg, Tony
Cc: [REDACTED]; Allan Harper; Richard Weddall; xxxx.xxxxxxxx@xxxxxxxxxx.xx
Subject: RE: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

Tony hi

I was only told earlier it had been built. The formal application will be made this afternoon

regards

Mick

From: Clegg, Tony [<mailto:xxxx.xxxxx@xxxxx.xxx.xx>]
Sent: 25 September 2017 15:00
To: Info
Cc: [REDACTED]; Allan Harper; Richard Weddall; xxxx.xxxxxxxx@xxxxxxxxxx.xx
Subject: 17/02609/FU - Former HSBC bank, Oxford Road, Guiseley

Mick

Thank you for your email. Has an application been made to discharge condition 3 of the permission relating to stonework? I can't see one

Tony Clegg
Team Leader (North-West)
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Website: <http://www.leeds.gov.uk>

From: Info [<mailto:xxxx@xxxxxxxxxxxxxxxxxxxxxx.xx>]

Sent: 25 September 2017 13:49

To: Clegg, Tony

Cc: [REDACTED]; Allan Harper; Richard Weddall

Subject: Re Guiseley Potting Shed

Tony hi

I am advised a sample panel has been built as is available for your inspection at your earliest convenience. Can you let me know how soon you can visit site as the contractors programme is very tight

best regards

Mick Jeffrey

Leeds City Council - MJ Local Authority of the Year 2016

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From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Gemma Patefield \(xxxx@xxxxxxxxxxxxxxxxxx.xx.xx\)](#); [Michael Askew](#); [Chris Chittock \(chris@dragonfly-consulting.com\)](#); [xxxxx@xxxxxxxxxx.xx.xx](#)
Subject: RE: Potting Shed, Guisley - Condition 16
Date: 13 October 2017 15:27:35
Attachments: [image002.png](#)

Tony,

It was only when I received the technical input of Dragonfly that I raised our concerns (in detail) regarding condition 16, in the hope that it could be worded differently on the decision notice. Your response was:

"I am afraid however that I am not in a position to renegotiate noise conditions at this juncture as these are the conditions as recommended by our EH officer and agreed at the Plans Panel meeting. We will therefore be issuing the permission on the basis of the conditions provided to you. "

Hence the horse had bolted.

I am sure we can sort this matter, as both parties are looking to secure the same outcome.

Have a good weekend.

Regards.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 13 October 2017 15:18
To: Carl Copestake
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxx.xx.xx); Michael Askew; Chris Chittock (xxxxx@xxxxxxxxxxxxxxxxxx.xx.xx); xxxxx@xxxxxxxxxx.xx.xx
Subject: RE: Potting Shed, Guisley - Condition 16

Message originated from outside Knights

Carl

I am not clear as to why you came to this view after emailing me on 11 September 2017 advising that you were satisfied with the wording of the conditions. Be that as it may, I will take advice from the EHO and come back to you on this

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Carl Copestake [<mailto:xxxx.xxxxxxxxxx@xxxxxxxxxx.xx.xx>]
Sent: 13 October 2017 15:07
To: Clegg, Tony
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxxxxxx.xx); Michael Askew; Chris Chittock (xxxx@xxxxxxxxxxxxxxxxxxxxxx.xx); xxxxxx@xxxxxxxxxx.xx.xx
Subject: RE: Potting Shed, Guisley - Condition 16

Tony,

My point is that we may have **no choice** but to submit a S.73 application because condition 16 at best doesn't meet the conditions as set out in paragraph 206 of the Framework and at worst, is ultra vires. I say this because in order to enforce it, access into third party property is required, and the condition is not precise - which property? Precision and enforceability are both tests.

Please note that my original email states that we will make every endeavour to address condition 16 in its current format so that the premises can open in the first instance.

I hope that a mutually acceptable position can be reached, and that may be a sensibly re-worded condition (through a S.73) that does meet the tests. If that has to be presented to Panel, so be it.

I look forward to hearing the opinion of your EHO, but can I suggest that the four of us get together and discuss this matter? Would that be possible? It is often best to discuss these matters through face to face.

I look forward to hearing from you.

Regards.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk



From: Clegg, Tony [<mailto:xxxx.xxxxx@xxxxx.xxx.xx>]
Sent: 13 October 2017 14:55
To: Carl Copestake
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxxxxx.xx); Michael Askew; Chris Chittock (xxxx@xxxxxxxxxxxxxxxxxxxxx.x);
Subject: RE: Potting Shed, Guisley - Condition 16

Message originated from outside Knights

Carl

I do recall your email of 13 September **but this was not before but after the Panel meeting which was on 7 September 2017** by which time the conditions had been approved by the Panel.

I would strongly advise against the submission of a S73 application as we are likely to end up back before elected members with any such application and this would not be until well into the New Year.

I will seek a view from my Environmental Health colleagues on the comments in your email however.

Regards,

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Carl Copestake [<mailto:xxxx.xxxxxxxxx@xxxxxxxxxxxxx.xx.xx>]
Sent: 13 October 2017 12:43
To: Clegg, Tony
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxxxxx.xx); Michael Askew; Chris Chittock (xxxx@xxxxxxxxxxxxxxxxxxxxx.x);
Subject: Potting Shed, Guisley - Condition 16

Tony,

Condition 16

JS Design have been instructed to discharge conditions, save for condition 16 (noise).

You will recall that I emailed you on 13 September (before committee) and set out that in our opinion, condition 16 is not unenforceable because neither the applicant nor the Council have any idea if the noise environment within the properties nearby already meets the criteria detailed for maximum noise events. We suspect, given the railway line proximity, it will not and as such it would not be possible for the Council to enforce the condition on maximum noise levels.

Also, in respect of the plant noise, this was not covered in Dragonfly's assessment as the Council had not requested consideration of it. The criteria requested is very strict and not in accordance with national British Standards guidance. The reference within that condition to the car park would effectively mean that it **will not be possible** for cars to use the car park without breaching the condition, which given that it is already a car park and one which Members wish to see used, would be far from ideal.

As such, I have recommended to my clients that we now proceed with the following course of action:

1. A sound insulation scheme as required by condition 16 will be designed and submitted to the LPA in order to discharge that condition (notwithstanding my comments above, and that consequently use of the car park may be prohibited).
2. We will submit a S.73 application next week which seeks to change the wording of condition 16 to one that we are advised is lawful and would completely satisfy the council in terms of protecting residential amenity. The wording we will be suggesting is as follows:

"The premises shall not be brought into use until a further assessment of plant noise has been submitted to the local planning authority. All externally mounted plant or equipment to be installed as a part of the development should be designed with appropriate noise control measures such that the predicted noise level from all externally mounted plant achieves a rating noise level equal to the existing measured background noise level at the nearest noise sensitive dwelling, when assessed in accordance with the methodology detailed in BS4142:2014. Background noise levels should also be measured and assessed in accordance with the methodology as set out by BS4142:2014. The assessment should detail the results of the BS4142 assessment and any mitigation measures required to demonstrate compliance with the plant noise criterion detailed above.

Music should be played within the premises only, with no sound reproduction apparatus capable of playing music should be located externally.

Any music reproduction system installed within the building should be capable of being controlled such that noise levels due to music within the premises do not exceed 75dB(A) LAeq, 15mins (15 minute average noise level) and 60dB(A) LAeq, 15mins in either the 60Hz or 125Hz octave bands when all external windows are closed. During periods that external doors or windows are open noise levels should be controlled such that noise levels due to music within the premises do not exceed 60dB(A) LAeq, 15mins (15 minute average noise level) and 60dB(A) LAeq, 15mins in either the 60Hz or 125Hz octave bands in areas with open windows or doors."

I simply wished to give you a heads up on this matter, as we wish to work with the Council in finding a condition that satisfies residential amenity, is enforceable and is reasonable in all other respects.

Regards.

Carl Copestake
Partner

Knights
The Brampton
Newcastle-under-Lyme

From: [Clegg, Tony](#)
To: ["Carl Copestake"](#)
Subject: RE: The Potting Shed (Former HSBC) Guiseley
Date: 06 November 2017 10:16:00
Attachments: [image002.png](#)

Carl

Yes I will attend if at all possible

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Carl Copestake [mailto:xxxx.xxxxxxxx@xxxxxxxxxx.xx.xx]
Sent: 03 November 2017 15:35
To: Clegg, Tony
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxx.xx.xx); Chris Chittock (chris@dragonfly-consulting.com); Richard Weddall (xxxxxxx@xxxxxxxxxxxxxxxxxxx); Mann, Gary
Subject: FW: The Potting Shed (Former HSBC) Guiseley

Afternoon Tony,

As you are aware, the project architect JS Design is in the process of discharging planning conditions.

Dragonfly consulting have been instructed by our client to provide the sound insulation scheme that will be submitted to discharge condition 16.

However, there are some technical problems being experienced which make discharging the condition in full very challenging. Hence, Chris Chittock of Dragonfly has contacted your EHO (see below) to request a meeting whereby we can discuss the precise wording of this condition, and the work that has been carried out so far in an attempt to discharge the condition, and the problems that are being experienced. Of course, ultimately our client and the Council seek the same objective; to ensure that the premises are operated without causing a noise nuisance.

I have sent you this email as the lead planner because I think it would be very helpful for you and I to be in attendance, and hopefully the EHO will be in touch promptly so that we can address this matter.

Regards, Carl.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Chris Chittock [<mailto:xxxxx@xxxxxxxxxxxxxxxxxxxxx.x>]
Sent: 03 November 2017 12:22
To: Mann, Gary
Cc: Carl Copestake
Subject: The Potting Shed (Former HSBC) Guiseley

Message originated from outside Knights

Gary,

I've just tried to give you a call and got your answerphone. I'm assuming that you are likely to be the officer that dealt with the planning conditions for the above site? If not, could you direct me to the person who is please?

Assuming it is yourself, I'd be grateful if you could email or give me a call to arrange a sit down to discuss the noise conditions with the planning officer and our planning consultant.


In essence we are in the position where we have a noise conditions that effective key make it impossible to trade the premises that was applied for an has been given permission. As such we need to look at how we might go about discharging the conditions in practice.

Thanks for your help

Regards

Chris

Chris Chittock
Managing Director

Tel: 01904 898368
Mobile: 

Web: www.dragonfly-consulting.com
Add: The Hackings, 7 The Menagerie, Escrick, York, YO19 6ET

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: RE: Planning Application 17/02609/FU Former HSBC Bank Oxford Road Guiseley Leeds LS20 8AA
Date: 10 November 2017 10:12:26
Attachments: [image002.png](#)

Morning Tony,

Yes I will do so and revert back to you afterwards.

Regards.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 10 November 2017 07:32
To: Carl Copestake
Subject: FW: Planning Application 17/02609/FU Former HSBC Bank Oxford Road Guiseley Leeds LS20 8AA

Message originated from outside Knights

Carl

Can you discuss these concerns with your client and advise me please?

Thank you

Regards,

Tony

Tony Clegg
Team Leader (North-West)
Development Management
City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Latty, Cllr Graham
Sent: 09 November 2017 22:00
To: Clegg, Tony
Subject: Fwd: Planning Application 17/02609/FU Former HSBC Bank Oxford Road Guiseley Leeds LS20 8AA

Tony

Can you help with these concerns please.

Thank you

Cllr Graham Latty
Guiseley & Rawdon Ward
Opposition Chief Whip
Shadow Executive Member Health

Visit my website at: <https://grahamlatty.wordpress.com>

Begin forwarded message:

From: [REDACTED]
Date: 9 November 2017 at 18:52:35 GMT
To: Cllr Graham Latty <xxxxxx.xxxxxx@xxxxx.xxx.x> [REDACTED]
[REDACTED]
Cc: oca residents [REDACTED]
Subject: Re: Planning Application 17/02609/FU Former HSBC Bank Oxford Road Guiseley Leeds LS20 8AA

Dear Councillor Latty

Re: Planning Application 17/02609/FU Former HSBC Bank Oxford Road Guiseley Leeds LS20 8AA

On behalf [REDACTED] we have concerns about the above application as follows:

1. According to the document **17_06614_COND--_HIGHWAYS_TEAM-2110648.pdf**

Transport Development Services Consultation Response states
- ROAD SAFETY: The proposal raises road safety concerns

Is anything being done about this?

2. According to the Tree Report: **17_06733_COND-ARBORICULTURAL_REPORT-2096303.pdf**

5.2 Tree Removals for Arboricultural Purposes

5.2.1 On this occasion, no trees have been identified as category 'U' and as such no trees are recommended for removal in the current context of the site.

but the document below states removal of T3 and T4

17_06733_COND- ARBORICULTURAL_METHOD_STATEMENT-2096304.pdf

2.1.2 The tree works include: The removal of T3 and T4 to facilitate the proposed development.

Does this mean the trees are to be removed?

In addition, no one seems to wear safety headgear apart from one worker possibly a building inspector.

There has also been reports of radios being used.

I have addressed the above to Tony Clegg, Leeds City Council Planning Services, over a week ago but have yet to receive a reply.

Regards

A large black rectangular redaction box covering the signature area.

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Please be aware that there is a significant risk posed by cyber fraud, specifically relating to email accounts and bank account details. PLEASE NOTE that our bank account details WILL NOT change during the course of a transaction, and we will NEVER change our bank details via email. Please be careful to check account details with us in person if in any doubt. We will not accept responsibility if you transfer money into an incorrect account.

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx.xx.xx Chris Chittock \(xxxxx@xxxxxxxxxxxxxxxxxxxxxxxx.xx.xx\)Michael Askew; Gemma Patefield \(xxxxx@xxxxxxxxxxxxxxxxxxxxxxxx.xx.xx\)Richard Weddall \(xxxxxxx@xxxxxxxxxxxxxxxxxxxxxxxx.xx.xx\)](#)
Subject: RE: Planning Application 17/02609/FU Former HSBC Bank Oxford Road Guiseley Leeds LS20 8AA
Date: 14 November 2017 08:40:08
Attachments: [image004.png](#)
[7579-07a - External Works Drawing.pdf POT220_8_10544626.pdf](#)

Morning Tony,

As you are aware, a scheme for road marking and car parking arrangements was submitted by the architect (see attached), who informs me that you will be looking at this, and the other details submitted, during the course of this week.

Trees T3 and T4 are proposed for removal in order to facilitate the installation of the external fire escape staircase, and the architects await your response to this.

Comments regarding radios and work wear have been passed onto our client.

Can you address any queries regarding all conditions save for condition 16 (sound insulation scheme) to the architects?

With regard to condition 16, you are aware that our appointed acoustic consultants (Dragonfly) are experiencing some technical difficulties with meeting the specification set out in this condition, and we have requested a meeting with your environmental health officer Gary Mann. However, he emailed yesterday to state that he no longer works in the EP team, so Dragonfly will email the team today and try again. It is very important that we have this meeting at the very earliest opportunity.

Regards.

Carl Copestake
Partner

M [REDACTED]
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

Knights
1759



From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Subject: RE: Planning Application 17/02609/FU Former HSBC Bank to Potting Shed (Windows and Doors)
Date: 17 November 2017 08:39:59
Attachments: [image002.png](#)

Tony,

Please let me take this up with the architects, as we are not responsible for discharging this condition.

I will get back to you promptly.

Regards.

Carl Copestake
Partner

M 
D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: Clegg, Tony [mailto:xxxx.xxxxx@xxxxx.xxx.xx]
Sent: 17 November 2017 07:50
To: Carl Copestake
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxxxxx.xx.xx); Allan Harper (Allax@xxx.xx.xx); Richard Weddall (xxxxxxxxxxxxxxxxxxxxx.xxx); Michael Askew
Subject: RE: Planning Application 17/02609/FU Former HSBC Bank to Potting Shed (Windows and Doors)

Message originated from outside Knights

Carl

Thank you for your email. I must say however that I am disappointed by this response and had hoped for a more constructive dialogue on this matter.

However, for clarification, I object to the use of grey window frames for both new and existing windows which in my view are wholly inappropriate to this prominent Victorian building in a Conservation Area. As you appear unwilling to amend the scheme however we will proceed to a determination on the basis of the proposals submitted.

Please contact me immediately if you do wish to amend the proposals however.

Regards,

Tony Clegg
Team Leader (North-West)
Development Management

City Development
Leeds City Council
Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel. 0113 3787975

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Website: <http://www.leeds.gov.uk>

From: Carl Copestake [<mailto:xxxx.xxxxxxxx@xxxxxxxxxx.xx.xx>]
Sent: 16 November 2017 15:50
To: Clegg, Tony
Cc: Gemma Patefield (xxxx@xxxxxxxxxxxxxxxxxxxx.xx); Allan Harper (xxxxx@xxx.xx.x); Richard Weddall (xxxxxxx@xxxxxxxxxxxxxxxxxxxx.xx); Michael Askew
Subject: Planning Application 17/02609/FU Former HSBC Bank to Potting Shed (Windows and Doors)

Afternoon Tony,

I have been informed by the scheme architects that they have submitted details to discharge 5 in respect of any replacement or new windows and doors, which are the aluminium bifold doors to be coloured dark grey. I understand that you have no objection to these new doors being installed in that dark grey colour (indeed I fail to see why you would not support that proposal).

Our clients propose to paint the existing timber windows in a complimentary dark grey colour, and have sought our advice.

As matters stand, my view is that our clients would be able to paint the existing windows in whatever colour they choose as the existing windows (and doors) are not covered by a condition (and not condition 5 as that relates to replacement and new windows and doors). Whilst the site falls within a conservation area, this wouldn't preclude such painting as there is no Article 4 Direction in place.

Hence the colour of the remaining windows is not material to the LPA discharging condition 5.

Indeed, the submitted CGIs showed the fenestration in such a grey colour, and the LPA were complimentary towards this.

I would be grateful for your views on this matter.

Regards.

Carl Copestake
Partner


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk

From: [Carl Copestake](#)
To: [Clegg, Tony](#)
Cc: [Richard Weddall \(xxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx\)](#) [Chris Chittock \(xxxxx@xxxxxxxxxxxxxxxxxxxxxxxxxxx.xxx\)](#)
[Michael Askew](#)
Subject: 17/02609/FU Change of use of former bank to drinking establishment
Date: 20 November 2017 14:13:27
Attachments: [image003.png](#)

Afternoon Tony,

You will be aware that condition 10 reads as follows:

Construction activities including demolition, other site works and deliveries to the site shall be restricted to 08.00 to 18.00 hours Monday to Friday and 09.00 to 14.00 hours on Saturday, with no works on Sundays and Bank Holidays.

My clients have relayed a clear message to the contractors that this condition must be adhered to at all times.

However, there are a couple of internal trades that do not make any noise whatsoever, which is internal decoration and second fixing electrical and plumbing.

Our client has asked for our opinion regarding these activities (and only these activities) being carried out outside of the hours set out in condition 10. There would be no radio playing and all doors and windows closed. There would be no deliveries to the site.

In short, there would be **no audible evidence** outside of the property itself that work is taking place inside.

On site security is in place and would not allow vehicles to enter the site.

My suggestion would be to submit a S.73 application with the precise wording that we would like, and we can undertake this tomorrow.

I would very much welcome any suggestions that you may have.

I look forward to hearing from you.

Regards.

Carl Copestake
Partner

Knights
The Brampton
Newcastle-under-Lyme
Staffordshire
ST5 0QW


D +44 (0) 1782 349539
T +44 (0) 1782 619225
W www.knights1759.co.uk