

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144291/FO/2025
Date registered valid: 17 October 2025
Proposal: Retrospective Change of use from a Dwellinghouse (Use Class C3 (a)) to a Guest House (Use Class C1)
Address: 31 Milverton Road, Manchester, M14 5PJ
Ward(s): Rusholme Ward

Applicant: Mr C Smyton, D2H Land Planning Development
Agent (if any): Ms Hannah Barter, D2H Land Planning Development
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 9 December 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 20 November 2025

Standard consultations:

Printed: 4 November 2025 Expired: 25 November 2025

Neighbour notifications

Printed: 4 November 2025 Expired: 25 November 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 31 Milverton Road within the south Manchester ward of Rusholme. The application site relates to a two storey, red brick, Victorian dwellinghouse characterised by a timber patterned gable, brick detailing and stone cills and lintels. Amenity space to the front of the property relates to a forecourt enclosed by low brick walls and to the rear amenity space is characterised by a small courtyard enclosed by brick walls. The property benefits from an extension from the rear that extends up to the rear boundary line of the site. At the time of the site visit, bins were stored in the front forecourt.

The application site operates as Birchfield Guesthouse. The use is stated to have started operating on 17 April 2016 (as per the information within the submitted application form).

Description of area

The immediate area is residential in nature.

Description of development

The current application seeks permission for retrospective Change of use from a Dwellinghouse (Use Class C3 (a)) to a Guest House (Use Class C1).

The guest house offers 7no. guest rooms. On the ground floor there is 1no. WC and 2no. bathrooms. Whilst room 3 benefits from an en-suite, guest rooms 1 and 2 have no private

bathroom facilities. On the ground floor there is a communal dining room. On the first floor there are 4no. rooms with 1no. communal bathroom.

Within the submitted documentation, it is noted that 2no. members of staff are on site, and a manager inspects the house every day. 24/7 phone support is available for guests. CCTV cover all communal areas and there are quiet hours of 22:00 to 08:00.

On the Birchfields guest house website the breakdown of rooms can be found. The 7no. rooms can accommodate the following number of guests:

- Triple Room Private Bathroom (3 people, 9m²)

- Triple Room (3 people, 11m²)

- Twin Room (2 people, 11m²)

- Double Room (2 people, 7m²)

- Large Double Room (2 people, 11 m²)

- Classic Quadruple Room (4 people, 12m²)

- Quadruple Room (4 people, 14m²)

In total, the guest house can accommodate 20 guests at any one time.

Negotiations during the Course of the Application

Colleagues in Highway Services requested further information in respect of the frequency of delivery servicing associated with the site. The agent supplied further information.

The agent was advised the LPA would not be able to support the application and so has been progressed in a timely manner.

Planning History

ENF/15377/22- Enforcement- Change of Use- Unauthorised change of use to a guest house. Notice Issued.

Consultations & Notification Responses

Local Residents

1no. comment and 1no. petition signed by 43 neighbours received. 44no. neighbour responses were received in total.

Comments can be summarised as:

- The proposed commercial use is out of keeping with the surrounding residential use. It is at odds with the purpose of the area. The use undermines the quietness that can be expected.

- The proposed use introduces a commercial use with a continuous cycle of unrelated occupants.

- Guests in the property can overlook neighbouring properties.

- Concern the high turnover of guests can lead to security implications, and a loss of feeling secure in a residential area.

- The guest house with a high turnover of vehicles exacerbates the existing problem already experienced. This gives rise to concern to pedestrians and motorists.

- The guest house leads to noise and anti-social disturbance from guests arriving and departing at varied times. Such noise and disturbance affects the peace and tranquillity within the area.

- Outdoor socializing, music and party noise reported.

- The guest house results in a high amount of littering.

- The property was designed as a single family dwellinghouse. The change to a guest house represents a significant over-intensification of the site. It places undue strain on the local infrastructure.
- Approving the application would set an unwanted precedence.
- The petition highlights that such listed reasons are not an exhaustive list of the issues experienced. The petition references Greater Manchester Police, Councillor Rab Nawaz and the manager of the site.
- The application mentions the councils use it as temporary accommodation, but the applicant did not seem to consider permanent accommodation for these people as being more helpful.
- The guest house has many terrible reviews online.

Highway Services

Trip generation

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

Site accessibility

The site is well accessed by sustainable modes. Regular bus services are routed along within walking distance from the site.

Parking and access

There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. Pedestrian access to remain as existing.

Cycle parking

4no. cycle racks to be provided within rear yard of the site - Acceptable in principle. Cycle parking should be secure and sheltered.

Boundary treatments

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Refuse and servicing

Refuse bins located within the front yard - Acceptable in principle. It is understood that refuse bins will be relocated to Milverton Road for kerbside collection, in line with surrounding properties. It would be useful to understand frequency of delivery servicing associated with the site. A Waste and Servicing Strategy should be conditioned with any planning approval.

Construction management

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk and add something in about section 50.

Further Highway comments dated 4 December 2025:

No separate delivery/service vehicles are associated with the change of use. No further information is required.

Environmental Health

Environmental Health confirmed that they had no comments to make on the application.

Issues

POLICY

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated April 2024 following Adoption of Places for Everyone.

It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies contained within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that amongst the criteria, new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space, refuse storage/collection, vehicular access and car parking.

Policy H1 (Overall Housing Provision) states the need to diversify housing stock in mono-tenure areas by increasing the availability of family housing, including for larger families; and the availability of other tenures to meet the identified needs of people wishing to move to or within Manchester; and preserving and improving the quality of the existing housing stock. The design and density of a scheme should contribute to the character of the local area.

Policy H5 (Central Manchester) states over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy EN19 (Waste) requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

i. Both construction and demolition waste will be minimised and recycled on site wherever possible;

ii. The sustainable waste management needs of the end user will be met.

Policy T1 (Sustainable transport) relates to the delivery of sustainable, high quality, integrated transport systems, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case that development does not incorporate in curtilage car parking. However, given the nature of the development traffic generation and demand for car parking would be related to staff and visitors rather than residents. It is considered in this case that any impact would be predictable and capable of being managed through a travel plan condition thereby securing compliance with policy T1.

Policy T2 (Accessible areas of opportunity and need) states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 requires that appropriate car parking and cycle storage is provided. The application site is in a sustainable location, in terms of access to public transport. Some on-site car parking and cycle storage would be provided. It is considered that the development would be suitably related to policy T2, particularly as a staff travel plan has been recommended.

Policy EN1(Employment and Economic Growth in Manchester) outlined the priorities for ensuring continued economic growth. It ensures design makes the best possible use of a site or building in terms of efficient use of space, enhancing the sense of place of the wider area and minimising detrimental impacts on adjacent uses, considers the needs of users/employees of a site/building for access via walking, cycling and public transport and reduction of opportunities for crime by applying current best practice in security design.

Policy EC8 (Central Manchester) states Central Manchester is expected to provide approximately 14ha of employment land.

Policy CC4 (Visitors- Tourism, Culture and Leisure) states the City Centre will be the focus for culture and leisure in the City Region. Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. New hotel development which contributes to the quality of the City Centre hotel offer will be supported. Proposals for new hotels outside of the City Centre will be supported where they support visitor-oriented development and where the Council is confident that they will be deliverable.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are considered relevant:

DC4.1 In determining planning applications for developments involving the use of the premises for bed and breakfast accommodation (Class C1), the Council will have regard to:

- a. the general location of the proposed development;
- b. the effect on the amenity of neighbouring residents;
- c. the standard of the accommodation for the intended occupiers of the premises;
- d. adequate private outdoor amenity space;
- e. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- f. the ease of access for all, including disabled people;
- g. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- h. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

DC4.2 The Council will normally accept the principle of developments of this kind in residential

areas, in commercial areas, and on main road frontages, subject to other relevant policies of the Plan.

DC4.3 Notwithstanding policy DC4.2, the Council will require any developments in this category to provide:

- a. accommodation to the Council's current approved standards for developments of this kind;
- b. adequate usable external amenity space;
- c. satisfactory refuse storage and collection facilities;
- d. satisfactory communal facilities for residents.

DC4.4 In determining applications of this kind, the Council will normally seek to limit the use within Class C1 to bed and breakfast establishments only, except where satisfactory off-street car parking can be provided in accordance with the Council's current guidelines for hotels and guest houses, and where the Council is satisfied that these more commercial activities will not adversely affect local amenity.

Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise. b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

The Guide to Development in Manchester Supplementary Planning Document (2007)

The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

Manchester Residential Quality Guidance (2017)

This guidance provides clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

Places for Everyone (Joint Development Plan) 2022- 2039

The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester and forms part of the city's development plan. The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:
JP-S1: Sustainable development

National Planning Policy Framework (December 2024)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, social role and environmental role.

Section 4 provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 5 refers to the need to deliver a sufficient supply of homes and states that strategic policies should be informed by a local need assessment and the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

ISSUES

Principle of Development

The current applications seeks consent for the retrospective Change of use from a Dwellinghouse (Use Class C3 (a)) to a Guest House (Use Class C1). The property is stated to have been operating unlawfully since the use began in April 2016. The current application seeks to ratify such use. Saved UDP policy DC4 says that subject to other considerations guest houses can be acceptable in principle in some residential areas. However, the guest house is not located on a main radial route nor would it be located within the City Centre or a District Centre, or location devoted to leisure or recreation activity. In this instance, the principle of development cannot be supported and the development would be contrary to policy CC4. The issues are addressed in more detail in the following sections.

Use

The applicant property sits on Milverton Road within the south Manchester ward of Rusholme. The property does not sit within the city centre nor does it sit within a district centre or on a main road. Policy CC4 supports new hotels that contribute to the quality of the city centre hotel offer and outside of the City Centre where they support visitor oriented development. This does not preclude hotel uses outside of the city centre which are not supporting visitor-oriented development. However, the explanatory text says that the Council will use the planning process as an opportunity to improve the quality of hotel developments.

Whilst saved UDP policy DC4 says that in principle the uses can be acceptable in residential areas, Core Strategy policy H1 talks of the need to increase the availability of family housing. This proposal results in the loss of the family house and as such it is considered that the proposal would conflict with this policy. On balance it is therefore considered that the use as a guest house is not an appropriate use for the properties.

Loss of Family Accommodation

The change of use has resulted in the loss of the family dwellinghouse for family accommodation.

Policy H5 (Central Manchester) of the Core Strategy sets out requirements for new housing development in Central Manchester. The policy states that over the lifetime of the Core Strategy, Central Manchester will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. As a result of the proposal, the family accommodation of 31 Milverton Road has been lost and the standard of accommodation does not offer high quality development (see further section in the report discussing the standard of accommodation).

Whilst the property has been configured in a way to maximise the number of bedrooms for the guest house's use, such property would have likely accommodated 3 or 4 bedrooms if configured as a family dwellinghouse.

There is huge demand across the city for larger homes, demonstrated by the waiting list for social housing, highlighting that demand significantly outstrips supply. The Manchester Move website provides advice on available properties in Manchester and is used by the City Council's Housing and Residential Growth service as a data source, reflecting the Manchester Housing Register. The latest figures extracted from the website shows an extremely high demand for social housing in Manchester with over 15,000 live applications on the Manchester Housing Register.

The table below highlights the number of households on the Manchester Housing Register, by their band and the size of property applicants need. Figure 1 shows that 4,115 applicants were waiting to be allocated a property with 3 bedrooms and 1,402 applicants were waiting to be allocated a property with 4 bedrooms, as per the information dated 21 October 2025.

Bedroom Need	Band 1	Band 2	Band 3	Band 4	Band 5	Total
1	655	2970	331	5227	189	9372
2	205	3350	73	2290	28	5946
3	65	1882	990	1160	18	4115
4	138	854	279	127	4	1402
5	38	167	10	6	0	221
6	12	10	0	1	0	23
7	5	0	0	0	0	5
Total	1118	9233	1683	8811	239	21084

Figure 1, Number of households on Manchester Housing Register, by band and size of property

The application property is therefore a dwellinghouse suitable for a larger family and the proposal in this case has seen the loss of such. Whilst these figures are based on the supply of social housing, there is inevitably an intrinsic relationship between the availability of family homes for sale or rent in the private sector, and the demand for housing.

An important policy objective of the City Council is to improve the quality of housing stock in the city and to deliver a more sustainable housing market. This can be achieved by increasing the amount of family housing stock on offer and by providing for choice through a range of accommodation. This would allow for more balanced and cohesive neighbourhoods that provide for stronger and safer communities.

The loss of a family house in this area conflicts with this aspiration, undermines the policy objectives for the area and increases the threat of existing families being driven out of the area, or from being attracted to the area, due to a shortage of appropriate accommodation. Whilst the effect of the loss of a single home on the overall mix and balance of housing in the area would be limited, it would nevertheless contribute to the short fall.

It is acknowledged that along the street of Milverton Road there are examples of HMO's which could be argued to alter the character of the streetscene, and has resulted in the loss of family dwellinghouses (see planning ref: 139547/LE/2024 (no.15 Milverton Road) and 124665/LE/2019 (no.32 Milverton Road)). However, such approvals for such uses relate to Certificates of Existing Lawful Development where applicants have attempted to ratify the use of the properties. This is different to proposed schemes for HMOs which would need to be reviewed and approved by the LPA.

The proposed change of use would result in the loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H5, DM1 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order to maintain a sustainable, viable neighbourhood and cohesive housing market. The change of use has resulted in the introduction of commercial uses in a primarily residential street and so is at odds with the nature of the surrounding development. On this basis, the proposed change of use is considered unacceptable.

Residential Amenity

In total, the guest house can accommodate 20 guests at once, and two members of staff and a further member of staff would be on site every day. This would result in 23 people at maximum capacity. Within the submitted planning statement, it notes the occupancy rates are currently at 80%. As such, it is possible to have 16 guests plus 3 members of staff so 19 people at any one time on the site.

During the course of the application, 44no. neighbour objections were received and it is noted that some of the concerns raised related to adverse implications on residential amenity.

It is considered that the transient nature of use would lead to more comings and goings to the property on a 24 hour seven days a week basis, which would give rise to increased levels of disamenity to local residents. It is highly unlikely a family dwellinghouse would lead to 19 people staying overnight at the property at any one time, on a regular basis.

The proposed change of use signals a modification in the degree to which the site is visibly active. Whereas it is reasonable to assert that a single dwelling house will make fewer entrances and exits to and from the site over the course of a day or week, a guest house has the potential to exert a much greater impact on the amenity of local residents from comings and goings, and associated noise disturbance.

Whilst Highways accept any additional cars for the proposed use could be successfully accommodated within the existing highway network, such movements would increase the number of different cars visiting the property and parking overnight on the street, and so further modify the degree to which the site is visibly active.

Such additional comings and goings as listed above would in turn have an adverse impact upon the living conditions of neighbouring residential occupiers, to the detriment of their amenity. Such would be contrary to policies SP1 and DM1 of the Core Strategy and UDP policy DC26.

Quality of Accommodation

The guest house offers 7no. guest houses. On the ground floor there is 1no. WC and 2no. bathrooms. Whilst room 3 benefits from an en-suite, guest rooms 1 and 2 have no private bathroom facilities. On the ground floor there is a communal dining room. On the first floor there are 4no. rooms with 1no. communal bathroom.

On the Birchfields guest house website a breakdown of rooms can be found. The 7 rooms can accommodate the following number of guests:

- Triple Room Private Bathroom (3 people, 9m²)
- Triple Room (3 people, 11m²)
- Twin Room (2 people, 11m²)
- Double Room (2 people, 7m²)

- Large Double Room (2 people, 11 m2)
- Classic Quadruple Room (4 people, 12m2)
- Quadruple Room (4 people, 14m2)

As stated previously if occupancy rates are currently at 80%, there is likely to be 16 guests at any one time. It is considered that the accommodation results in the over intensification of the rooms given some rooms can accommodate up to 4 people. In total, there are 4 bathrooms available for 16 guests (1 bathroom relates to an en-suite and 1 of these relates to a WC). Such level of provision is not considered to result in high quality accommodation. The accommodation is considered to result in a poor standard of accommodation and so is considered contrary to the provisions of Core Strategy policy DM1, UDP policy DC4 and the guidance contained in the Manchester Residential Quality Guidance.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed guest house is not located on a main radial route, nor would it be located within the City Centre or a District Centre, or location devoted to leisure or recreation activity, where uses of this nature are usually considered to be appropriately located, to

avoid any adverse impacts on the character or amenities of the occupiers of residential premises. The proposed use is therefore considered to be contrary to policies SP1, CC4 and DM1 of the Manchester Core Strategy.

- 2) The retrospective Change of use from a Dwellinghouse (Use Class C3 (a)) to a Guest House (Use Class C1) has resulted in the loss of a family dwellinghouse, thereby reducing the availability of family housing, and undermine the formation of sustainable communities. The proposal would therefore be contrary to the provision of policies SP1, H1, H5, and DM1 of the Manchester Core Strategy (2012), the Guide to Development in Manchester Supplementary Planning Document (2007) and the National Planning Policy Framework (2019).
- 3) The use of dwellinghouse (Use Class C3 (a)) to a Guest House (Use Class C1) would by reason of the additional comings and goings and general activity associated with such uses have a detrimental impact on the amenity of local residents. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1 and saved Unitary Development Plan policy DC4.
- 4) The Guest House provides sub-standard accommodation, given the number of guests that can stay at the property at any one time, the density of guests per room and the facilities afforded to the accommodation. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1, UDP policy DC4 and the guidance contained in the Manchester Residential Quality Guidance.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

22 Kensington Avenue, Manchester, M14 5PG
24 Kensington Avenue, Manchester, M14 5PG
34 Milverton Road, Manchester, M14 5PJ
33 Milverton Road, Manchester, M14 5PJ
32 Milverton Road, Manchester, M14 5PJ
29 Milverton Road, Manchester, M14 5PJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA