

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/90284/E
Site Address:	The Swan Service Station, 962, Huddersfield Road, Mirfield, WF14 9HS
Description:	Change of use of existing retail units to retail use (Class E(a)), food and drink (Class E(B)) and hot food takeaway (Sui Generis)
Recommending Officer:	Elenya Jackson

DECISION – Full Conditional Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 18-AUG-2025

Officer Report.

Reference: 2025/90284

Location: The Swan Service Station, 962, Huddersfield Road, Mirfield, WF14 9HS

Proposal: Change of use of existing retail units to retail use (Class E(a)), food and drink (Class E(B)) and hot food takeaway (Sui Generis)

Site Description.

The application relates to 'The Swan Service Station' which is comprised of a petrol court, associated kiosk and three vacant retail units to the east.

The site is accessed adjacent to the retail units and can be exited adjacent to the 'Nisa Local' unit.

There is parking for approximately 14 vehicles to the front of the retail units which have been agreed as part of previous permissions on site. However, it appears as though additional parking has been provided on site.

Description of Proposal.

Planning permission is sought for the change of use of the three approved retail units on the west of the site from a class E(A) to include the use of Hot Food Takeaway which would be considered a sui generis use.

There is no increase to the footprint of the building proposed as part of the development. However, the proposal would include extraction equipment.

No advertisements have been included as these would require a separate planning permission.

Proposed hours of opening have not been provided as part of this application, and it is therefore understood that the hours to remain consistent with those permitted for the retail units. An assessment of this will be undertaken during this report.

The hours previously agreed were conditioned via the following:

'No activities associated with the petrol filling station and retail uses hereby approved shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the hours of 0600 and 2300 Monday to Friday and 0700 to 2130 Saturdays, or at any time on Sundays and Bank Holidays'.

History of Negotiations/Amendments Received.

Officers requested further details in the form of a noise report and extraction details.

Relevant Planning History.

2024/91234: Erection of illuminated sign. Conditional full permission

2024/91233: Retention of automated teller. Conditional full permission

2022/94081: Erection of illuminated sign. Approved

2022/93980: Discharge of condition 13 & 15. Approved

2022/93495: Variation of condition 3. Removal of condition

2021/94005: Variation of condition 2. Removal or modification of conditions

2021/93721: Discharge of condition 9 and 10. Discharge of conditions approved

2021/90644: Variation of condition 9 and 10. Removal or modification of conditions

2020/94003: Discharge of conditions 9, 12, 12, 14, 18, 19, 22, 25 and 27. Discharge of condition split decision.

2019/94003: Erection of petrol filling station kiosk, convenience store, commercial retail units and associated works. Conditional full permission

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via a site notice which expired on 20th March 2024— Two representations were received. Four objections were received raising the following concerns:

- Parking
- Highway safety
- Litter
- Impact on public health

Two letters of support were also received from Councillor Tanisha Bramwell and Councillor Ammar Anwar. The grounds of their support is that the development has the potential to create new employment opportunities,

enhance the service offering for local residents and commuters, and contribute positively to the local economy. Furthermore, that the proposed development would be a welcome investment in the area, enhancing the local economy and strengthening community infrastructure.

Consultations.

KC Environmental Health – No objections however requested conditions relating to implementation of kitchen extract scheme, noise, disposal of grease and fats

KC Highways Development Management – Informal consultation. No concerns raised due to the site having an approved existing commercial use.

KC Public Health – analysis and comment made. Recommend and advisory note is attached related to steering the applicant to the Kirklees Food Initiatives and Nutrition Education Project (FINE)

Policy/Legislation.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is unallocated.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP13 – Town Centre Uses
- LP 15 – Residential use in town centres
- LP16 – Food and Drink and the Evening Economy
- LP20 – Sustainable Travel
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP25 – Advertisements and Shop Fronts
- LP44 – Waste management
- LP47 – Healthy, Active and Safe Lifestyles
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality

Supplementary Planning Documents (SPD):

- Kirklees Waste Management Design Guide for New Developments (2020)
- Highways Design Guide (2019)
- Hot food takeaway SPD (2022)

National Policies and Guidance:

National policies and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

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- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-Making
- Chapter 7 – Ensuring the Vitality of Town Centres
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 14 – Meeting the Challenge of Climate Change, Coastal Change and Flooding
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

Assessment.

The following matters are considered in the assessment below:-

- 1) Principle of development
- 1) Impact on local economy and vitality and viability
- 2) Impact on visual amenity (including heritage considerations)
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other Matters
- 6) Representations
- 7) Conclusion

1) Principle of Development

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy 1 of the Kirklees Local Plan declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”* Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

Within the NPPF, it will be assessed having regard to the advice to drive sustainable economic development and to support existing business sectors in “Core planning principles” and “Building a strong competitive economy” (Chapter 6) and the promotion of the vitality and viability of local centres as set out in “Ensuring the vitality of town centres” (Chapter 7).

Also of relevance is the advice in Chapter 8 of the NPPF, ‘Promoting Healthy and Safe Communities’. This Chapter states that planning decisions should ensure that crime and disorder, or the fear of crime, do not undermine quality of life or community cohesion. Policy LP47j of the Kirklees Local Plan also states that healthy, active and safe lifestyles will be enabled by working with partners to manage the location of hot food take-aways particularly in areas of poor health.

Turning to the Local Plan, policy LP13 states, in brief, that main town centre uses which are appropriate in scale, help to retain an existing centre's market share, and enhance the experience of those visiting the centre and the businesses which operate in that centre will be supported. This policy also requires that proposals that have a significant adverse impact on the vitality and viability of a centre or compromise the role and function of a centre will not be supported.

Officers have reviewed the current use of the site which has been permitted to be class E(a). A sequential test and a retail impact assessment was submitted at the time of the original application in 2019.

It was summarised that whilst there would be an impact on Mirfield District Centre, it is not considered that this would result in a significant adverse impact as set out in Policy LP13 of the Kirklees Local Plan and that there are

no sequentially preferable sites available on the edge of Mirfield and Ravensthorpe district centres.

It is considered that the principle of the use of the site has been previously established and would utilise an existing unit to provide a town centre use. It is considered therefore that the principle of a similar use has been established and that further assessments would be required relating to the impact on visual, residential and highway safety.

It is therefore concluded that, the proposed change of use would not be harmful to the character, function or vitality/viability of the local centres within the vicinity of the site. The proposal is therefore considered to comply with Local Plan Policy LP13 and LP16a, and with Chapter 7 of the NPPF a

1) Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring: *“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

No alterations are proposed to the design and scale of the unit. Furthermore, no advertisements have been indicated as part of the application and the proposed flue/extraction details would not be prominent from the main pedestrianised area.

Therefore, subject to conditions ensuring no alterations are made to the existing shop front, the proposal is considered acceptable in terms of impact to the character of the area and would accord with LP24 of the Kirklees local plan in terms of visual amenity..

2) Impact on Residential Amenity

Policy LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

Chapter 15 of the NPPF, 'Conserving and Enhancing the Natural Environment' is also of relevance to residential amenity. Paragraph 180 (e) sets out that, planning policies and decisions should contribute to and enhance the natural and local environment by *“preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information...”*

In addition to this, Policy LP52 of the Kirklees Local Plan states that proposals which have the potential to increase pollution from noise, vibration, light, dust, odour and other forms of pollution must be accompanied by evidence to show the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment.

With regard to the proposed change of use, the site is located in a mixed use commercial and residential area.

KC Environmental Health have been consulted on the application and requested details of a noise impact assessment, extraction and ventilation details and the disposal of fats and oils.

The noise impact assessment provided demonstrates that the additional extraction system would be 19db less of the background sound level and would therefore not exaggerate noise in the area. The site currently has permission to operate as a retail unit between 06:00 and 23:00, 07:00 to 21:30 Saturdays with no opening on Sundays and bank holidays. No request has been made to alter these hours and therefore they will remain as previously agreed.

It is considered that, subject to conditions, the change of use would appropriately comply with the aims of Policies LP16(b), LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the NPPF, causing no detriment to the buildings located in close proximity, most importantly with an application of this nature, causing no detriment in terms of noise disturbance

However, the details provided in the noise impact assessment relate to the proposed extraction details presented on the plans; however, the proposed extraction would not be considered sufficient for the operating of a hot food takeaway. It is therefore considered necessary to impose a condition on the

application that prior to cooking commencing on site for a hot food takeaway, details of the extraction details will be required to be submitted and agreed by the LPA.

It is understood that the application is currently speculative in terms of future occupiers of the site; the supporting statement has outlined that a coffee shop, a pizza company and a hot food operator may be interested in the site. A noise impact assessment has been submitted based on the extraction proposed at this stage, but as previously indicated, if the site was to commence with cooking hot food, further extraction and ventilation details would be required and a further noise report would be required.

Officers therefore consider it appropriate to condition the site so that prior to the commencement of any cooking of high odour foods, a further noise impact assessment and extraction and ventilation details are required.

It is considered that, subject to conditions, the change of use would appropriately comply with the aims of Policies LP16(b), LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the NPPF, causing no detriment to the buildings located in close proximity, most importantly with an application of this nature, causing no detriment in terms of noise disturbance.

3) Impact on Highway Safety

The NPPF states that: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council’s adopted Highway Design Guide is also relevant, seeking to retain acceptable levels of off-street parking.

There has not been a highway statement provided to support the application; however, the application has been informally reviewed with KC Highways and it is considered that in the context of the existing permission on site and the proposed uses, it is considered that there would be sufficient on street parking in the vicinity to not require any conditions relating to highway safety.

Waste details have been agreed as part of the original permission. As the site is for a commercial use, a private contractor would be utilised to collect waste on site.

Therefore, subject to conditions, the proposal is considered to comply with Policies LP16 (d and f), LP21 and LP22 of the Kirklees Local Plan.

4) Other Matters

Waste Management

The application is for a change of use from retail to include a hot food takeaway. Waste details have been previously agreed on site and therefore, it is considered necessary to impose a condition on the application relating to the collection of waste in order to ensure the proposal would accord with LP44 of the Kirklees Local Plan.

Biodiversity

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Within the submitted application form the applicant states that the proposals would be exempt from Biodiversity Net Gain (BNG) conditions as the proposal relates to a site which comprises of entirely hardstanding/built development therefore no habitats would be affected.

Taking the above into consideration, Officers consider the proposals to fall under the de minimis threshold which applies to development that does not impact a priority habitat and impacts less than 25sqm of non-priority onsite habitat or 5m for non-priority onsite linear habitats. As the site wholly consists of hardstanding and the proposals are for the change of use of an existing building, it is not considered that there will be any loss of habitat at the site, the proposals are considered to be exempt on this occasion and therefore the proposals do not need to provide details in respect of a biodiversity metric.

Public Health:

Due to the proposal potentially including the provision of a hot food takeaway on site, officers have consulted Public Health on the application.

It has been recommended that the applicant contacts the Kirklees Food Initiatives and Nutrition Education (FINE) Team in order to facilitate support to provide a range of healthy options for customers.

Details as follows:

Kirklees Food Initiatives and Nutrition Education (FINE) Project Phone: 01484 221000 (ask for FINE Project) Email: fine.project@kirklees.gov.uk

Crime

Due to the nature of the proposal, the application has been reviewed by the councils Designing Out Crime Officer.

Their comments are as follows:

'I would like to request a condition for internal and external CCTV at all 3 units in the interests of safety and security of both staff and visitors, as well as prevention and detection of crime.

The system should be compatible with BS EN 62676 (Video surveillance systems for use in security applications) and the current lighting scheme. It must record at a minimum of 25 frames per second so the footage can be easily reviewed. Staff onsite should be trained to operate the system and make recordings available to Police on request. Images should be stored for at least 30 days and be compliant with GDPR principles as well as Data Protection and Human Rights legislation. Video surveillance systems shall be registered with the Information Commissioner's Office (ICO), further information is available at <https://www.ico.org.uk/>

I would also recommend the installation of a monitored intruder alarm for all three units; it should meet the requirements of BS EN 50131 (Intrusion and hold-up systems) and EN 50136 (Alarm transmission systems and equipment). All installations shall be in accordance with the current electrical regulations'.

Officers consider that to require such infrastructure via condition would be unreasonable and unjustified as the original permission for the site did not require such. However, in the event that planning permission be approved, it is recommended that a note will be added to the decision notice to this affect.

5) Representations

- Parking
Officer response: The application has been reviewed by KC Highways and is addressed in the 'Impact on Highway Safety' section above. It is considered that the site has existing parking provision to be used as a Class E and this would be considered sufficient for the requirements of this proposal.
- Highway safety
Officer response: The application has been reviewed by KC Highways and is addressed in the 'Impact on Highway Safety' section above. It is considered that the site has existing parking provision to be used as a Class E and this would be considered sufficient for the requirements of this proposed change of use.

- Litter
Officer response: The council is not responsible for the collection of waste from commercial properties. However, there are requirements attached to the original permission for the site which will be in force.
- Impact on public health.
Officer response: Officers have consulted the Council's Public Health Team on the application. It has been recommended that the applicant contacts the FINE team should the proposal receive permission, which will be attached as a note should planning permission be approved.

Conclusions

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Conditional Full Permission

Decision Authorisation – Delegated Powers

Application Number: 2025/90284

Officer Recommendation: Conditional Full Permission

Conditions and Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP13, LP16, LP20, LP21, LP22, LP24, LP35, LP47, LP51 of the Kirklees Local Plan and LP52 and Chapters 2, 4, 7, 8, 9, 12, 14, 15 and 16 of the National Planning Policy Framework.
2. Notwithstanding the submitted details, no activities shall be carried out on the premises, including deliveries to or dispatches from the

premises, outside the hours of 06:00 and 23:00 Monday to Friday and 7am-21:30 Saturdays and no opening Sundays (including bank holidays)

Reason: To ensure that the proposed development does not cause harmful noise pollution to neighbouring premises in the interest of amenity and to accord with Policies LP16(b) and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

3. Within one month from the date of the development operating, details of collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority in the form of copies of Controlled Waste Transfer Notes. These details shall be thereafter retained for the lifetime of the development.

Reason: To ensure that the development has adequate facilities for the separation and storage of wastes and to ensure that they can be collected without causing an obstruction to the public highway, so as to accord with the aims of Policies LP44, LP21 and LP24(d)(vi) of the Kirklees Local Plan.

4. Prior to cooking commencing on site, a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, and environmental well-being and to comply with LP44 of the Local Plan and Chapter 15 of the National Planning Policy Framework.

5. Prior to the commencement of any hot food takeaway use on the premises, details of a kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:
 - A risk assessment for odour which considers amount and type of food that will be cooked together with the proposed dispersion of odours and proximity of receptors likely to be affected by any cooking odours.
 - Based on the risk assessment, details of the proposed methods of odour control and dispersion of any extracted odours.
 - Details showing the proposed location of all the major components of the extract system.
 - The noise mitigation measures that will be incorporated in the extract system and details of the likely resulting noise levels that will be caused by operation of the extract system, in particular how loud it will be at nearby noise sensitive locations.

- The proposed ongoing maintenance schedule that will be carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.
- That the effective stack height (discharge height plus plume rise) is high enough to ensure that adequate dilution takes place before the plume interacts with the nearest sensitive receptor.

Reason: To ensure the proposed development does not cause harmful odour pollution at adjoining sensitive receptors or neighbouring receptors, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

6. Prior to the commencement of any hot food takeaway use on the premises, A further noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:
- a) an assessment of all of the noise emissions from the proposed development
 - b) details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises
 - c) a written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Note: It is recommended that prior to commencement of the use, the applicant should contact the Food Safety Team of Environmental Services to arrange an advice visit to discuss food safety and hygiene requirements including an appropriate layout. The Food Safety Team can be contacted on 01484 221000 or Email: fine.project@kirklees.gov.uk

Note: All workplaces where staff are employed need sanitary accommodation and all premises which are open to the public for entertainment and consumption of food and drink require toilets that are accessible to the public. If applicants need further advice on number and facilities, then please contact the Health and Safety team on 01484 221000 (ask for health and safety) or by email at healthandsafety@kirklees.gov.uk.

Note: Detailed advice is available in “Control of Odour and Noise from Commercial Kitchen Exhaust Systems” by EMAQ May 2022 (2nd Edition) which is an update of “Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems” by DEFRA 2005.

Note: All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk> (020 8253 4518) or the Institute of Acoustics www.ioa.org.uk (0300 999 9675) for a list of members.

Note: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: The applicant is required to contact the Kirklees Food Initiatives and Nutrition Education (FINE) Project Phone: 01484 221000 (ask for FINE Project) Email: fine.project@kirklees.gov.uk

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	LOC		3/02/2025
Proposed Site Block Layout Plan	008A		3/02/2025
Elevations and Floor Plans	102	B	3/02/2025
Noise Impact Assessment	J3331		3/02/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Officers requested further details relating to extraction and ventilation.