

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 6 JANUARY 2015

PLANNING APPLICATION – 9 CASTLE STREET, FORFAR, DD8 3AE

GRID REF: 345582 : 750632

REPORT BY THE HEAD OF PLANNING AND PLACE

Abstract:

This report deals with planning application No. 14/00878/FULL for the change of use and external alterations of office to form six flats and retention of office to rear of first floor for Caledonia Property Co Ltd at 9 Castle Street, Forfar. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that this listed building consent application is approved for the reasons and subject to the conditions detailed at Section 10 of this report.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

3. INTRODUCTION

- 3.1 The applicant seeks planning permission for the internal and external alterations to form six flats and retention of office to rear of first floor at 9 Castle Street, Forfar.
- 3.2 The application property, most recently used for office accommodation, is located to the west of Castle Street some 14 metres north of its junction with West High Street. The category B listed three storey application property dates from circa 1800 and was formerly The County Hotel. The property contains a fanlight doorpiece at the ground floor entrance with cill, lintel and moulded eaves courses located on the front of the property. A pend to the north of the ground floor provides access from Castle Street to the rear of the building. The application property is located in a mixed use area where the ground floors contain a mixture of town centre uses with the upper floors generally consisting of residential uses. The application property is located within the Forfar core retail area as defined by the Angus Local Plan Review and Forfar Conservation Area. It should be noted that the ground floor shop units are in separate ownership and do not form part of the application site.
- 3.3 Change of use and external alterations to offices to form six flats and retention of office to rear of first floor are proposed. As a listed building the works that require listed building consent are detailed in listed building consent application ref: 14/00879/LBC which accompanies the application. The first floor would accommodate a two bedroom flat and a three bedroom flat; a bedsit apartment would be split between the first and second floor with an internal spiral staircase installed to provide access between the levels of this apartment however the door to this flat would be located on the first floor. The second floor would accommodate two; two bedroom flats. A three bedroom flat would be located in the roofspace of the property. The office to be retained is located on the first floor to the rear of the property and will have its own access from the communal stairwell serving the flats. The physical alterations proposed to the building externally include repainting of the front façade and horizontal banding; the stonework at the rear elevation would be repointed as necessary; 11 extract fans are to be

installed on the property; the existing sash and case windows would be retained and repaired as necessary; the roof would be repaired and renewed as necessary; the chimneys would be repointed and repaired as necessary and capped off. The external fire escape at the rear of the property would be removed with the doorway providing access from the second floor converted to a window. Internally the existing room layout within the property would be utilised for the proposed flats with some existing non-original partition walls removed. Plasterboard on timber framing would be installed on the internal walls and the internal staircase in order to comply with Building Standards requirements in respect of sound proofing and fire regulations.

- 3.4 The application has not been subject of variation.
- 3.5 The proposal has been advertised in the press as required by legislation and site notices have been posted.
- 3.6 This application requires to be determined by the Development Standards Committee due to the recommendation for approval whilst being subject to an objection from the Community Council.

4. RELEVANT PLANNING HISTORY

There is no planning history that has any bearing on the determination of this application.

5. APPLICANT'S CASE

No information has been submitted in support of the application.

6. CONSULTATIONS

- 6.1 The Roads Service has not objected to the proposal in respect of traffic safety.
- 6.2 Scottish Water has indicated no objections to the proposal.
- 6.3 Aberdeenshire Council Archaeological Service provides advice to Angus Council on archaeology as part of a Service Level Agreement and has indicated a photographic survey and watching brief conditions should be attached if the application is approved.
- 6.4 Forfar Community Council has objected to the proposal raising concerns relating to the removal of the external fire escape, the use of the roofspace for a flat, bin storage, lack of parking, access and egress from the building and sound proofing between the flats. *'The full consultation response from the community council will be circulated to members of the Development Standards Committee and copies are available to view in the local library or on the council's Public Access website'.*

7. LETTERS OF REPRESENTATION

No objections have been received.

8. PLANNING CONSIDERATIONS

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Section 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires that in considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be paid to the desirability of preserving the building or its setting.
- 8.3 As the application for planning permission also relates to subjects within a conservation area, namely the Forfar Conservation Area, Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of that area in determining this application.

- 8.4 In this case the development plan comprises:-
- TAYplan (Approved 2012)
 - Angus Local Plan Review (Adopted 2009)
- 8.5 The development plan policies relevant to consideration of this application are provided in Appendix 1 and have been taken into account in the preparation of this report.
- 8.6 Angus Council is progressing with preparation of a Local Development Plan to provide up to date Development Plan coverage for Angus. When adopted, the Angus Local Development Plan (ALDP) will replace the current adopted Angus Local Plan Review (ALPR). The Draft Proposed Angus Local Development Plan was considered by Angus Council at its meeting on 11 December with a view to it being approved and published as the Proposed ALDP for a statutory period for representations. The Draft Proposed ALDP sets out policies and proposals for the 2016-2026 period consistent with the strategic framework provided by the approved TAYplan SDP(June 2012) and Scottish Planning Policy (SPP) published in June 2014. The Proposed ALDP, as approved by Angus Council, will be subject to a 9 week period for representation commencing in February 2015. Any unresolved representations received during this statutory consultation period are likely to be considered at an Examination by an independent Reporter appointed by Scottish Ministers. The Council must accept the conclusions and recommendations of the Reporter before proceeding to adopt the plan. Only in exceptional circumstances can the Council choose not to do this. The Proposed ALDP represents Angus Council's settled view in relation to the appropriate use of land within the Council area. As such, it will be a material consideration in the determination of planning applications. The Proposed ALDP is, however, at a stage in the statutory process of preparation where it may be subject to further modification. Limited weight can therefore currently be attached to its contents. This may change following the period of representation when the level and significance of any objection to policies and proposals of the plan will be known.
- 8.7 The application site is not specifically allocated for development but lies within the Development Boundary of Forfar and as such is assessed under the terms of Policy S1 criterion (a). This Policy indicates that proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the local plan.
- 8.8 As previously stated the site consists of a listed building that stands in a conservation area and there are therefore built heritage considerations to be taken into account in the determination of the application. Before taking the built heritage merits of the application into account it is necessary to give consideration to the land use merits.
- 8.9 As the development proposal relates to the formation of housing units on an unallocated site, Policy SC3 is relevant and specific to the type of development proposed. Policy SC3 supports proposals for five or more residential units on windfall sites within development boundaries in addition to the identified housing land supply where proposals make a significant contribution towards regeneration and renewal, are compatible with surrounding land uses, include affordable housing as appropriate and take account of Policy S6 provisions.
- 8.10 In terms of the first test of Policy SC3, the proposal would contribute towards regeneration and renewal in the town centre of Forfar where upper floor use of existing buildings for housing *inter alia* is supported by policies SC23 and SC25. The upper floors of the building along with the ground floor shop unit have been vacant for a period of time. As with any traditional town centre building, long term vacancy can be extremely detrimental to the building fabric once the building is not in active use and once it stops being regularly ventilated and heated. It is therefore considered to be highly desirable to see the upper floors of the reasonably prominent building brought back into productive use in the shortest possible timescale. In such cases, the avoidance of potential dereliction by introducing a new use to buildings or parts of buildings that have lost their original intended purpose and are unlikely to regain that purpose is in itself a significant act of regeneration and renewal.
- 8.11 In terms of the land use compatibility tests of Policy SC3, the application property is located within a town centre location where the ground floors contain a mixture of town centre uses with the upper floors generally consisting of residential uses and it is considered that flats at this location would be compatible with proposed and established land uses in the surrounding area. As the site measures around 333 square metres and the proposal is for six dwellings,

there no requirement for affordable housing provision. Policy SC3 also requires that the relevant considerations of Policy S6 are taken into account. Policy S6 and its associated Schedule 1 gives a number of development considerations to be taken into account as applicable relating to amenity, roads, parking landscaping, open space, biodiversity, drainage and flood risk.

- 8.12 Policy S6 and the associated Schedule 1 identify a number of criteria against which development proposals will be assessed. In terms of amenity, the proposal relates to the formation of six flats which vary between one, two and three bedrooms. The flats would offer a reasonable level of accommodation that is typical of the level and type of accommodation that is common within the traditional core of the town and there are no neighbouring land uses that would raise any compatibility issues. The visual impact of the development is likely to be minimal however this aspect is discussed in greater detail in the built heritage considerations below. The Roads Service has been consulted on the proposal and has indicated that whilst no car parking spaces are to be provided, it does not consider that this merits refusal of the application. Requiring on-site parking for all town centre redevelopment proposals would severely restrict opportunities to reuse or redevelop town centre sites and buildings. The absence of on-site parking with town centre residential property is not uncommon and there is a car park and unrestricted on-street car parking in the wider area. I do not consider that the absence of on-site car parking would adversely affect the amenity of the area and, on the basis of advice from the Roads Service; I do not consider that there would be any significant impact on road traffic or pedestrian safety. In these circumstances, and having regard to the desirability of seeing a derelict site redeveloped, I do not consider that the absence of car parking would justify refusal of this application. Waste management provision would be located at the rear of the premises through the reuse of the areas already serving the building and additional facilities would be provided in the area at the rear of the property once the external fire escape is removed. In terms of drainage, the application form indicates that the existing foul and surface water drainage arrangements for the building would be utilised. The proposal does not give rise to any significant issues in terms of the remaining criteria of Schedule 1 and Policy S6.
- 8.13 Having established that the proposal would not raise any unacceptable issues in general land use terms, it is necessary to turn to the built heritage implications of the proposal.
- 8.14 The property lies within the Forfar Conservation Area. Policy ER12 supports proposals within conservation areas where proposals respect the character and appearance of the area, contribute positively to the setting of the area and maintain important views in and out of the area and retain particular features which contribute to local character. As a proposal that seeks to give a redundant property with the conservation area a new use, and to retain it in largely its existing form, the proposal does not conflict with the aims of Policy ER12.
- 8.15 As well as lying in a conservation area, the building is also listed Category B. Policy ER15 states support for the change of use and alteration of listed buildings where such changes of use or alterations are in keeping with the fabric, character and appearance of the building or its setting.
- 8.16 The proposed external alterations are minimal with the most significant works to the property being the removal of the external fire escape at the rear of the property and the conversion of the associated doorway opening to a window. This feature would not have been original to the building and its removal is supported by national and local policy. The removal of the fire escape results in the creation of an additional area for bin storage which would complement the existing storage area that serves the property. The timber sash and case windows are generally in good condition which means they can be retained subject to minor repairs. The existing rooflight arrangement in the roofspace lends itself to the formation of a flat without having to insert any new openings. The painting of the external walls of the property would further enhance its external appearance and it is proposed to deal with this matter through the use of a planning condition as the specific colours have not been identified and a similar approach is required in relation to the details of the extract fans to be installed on the façade of the property. Given that there are minimal external alterations required in order to facilitate the change of use this results in the proposals being in line with the approaches advocated by the technical advice produced by Historic Scotland. The consideration of the impact of the proposal on the internal fabric of the building is considered further in the accompanying report in relation to application ref: 14/00879/LBC for listed building consent.

- 8.17 The final issue that requires consideration is Archaeology. Policy ER19 refers to archaeological sites of local importance. The policy states that the Council will require certain archaeological evaluation to be undertaken where sites are of known or suspected archaeological interest. In this respect the Archaeological Service of Aberdeenshire Council has been consulted and has recommended that planning conditions are attached requiring a photographic survey of the property be undertaken and an archaeological watching brief be carried out. Relevant conditions are therefore attached at Section 10 below.
- 8.18 The proposal does not give rise to any other significant development plan issues and is compatible with Policy S1.
- 8.19 The proposal is consistent with the aim of the local plan which seeks to support the vitality and viability of town centres as the proposal provides for the redevelopment of a brownfield site within a town centre location. While there will be some minor intervention required to facilitate the new use, the proposed alterations are not considered to be so significant that they would amount to an unacceptable amenity or heritage impact. The proposal is in compliance with the provisions of the development plan as well as the published policy and guidance of Historic Scotland. There are no material considerations that justify refusal.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The decision to grant permission/consent, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

EQUALITIES IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

10. CONCLUSION

It is recommended that application be approved for the following reasons and subject to the following conditions:

Reason(s) for Approval:

The proposed development would see a listed building reused in a manner that would not have an unacceptable effect on the character and appearance of the conservation area or on the special interest of the listed building. The proposal is consistent with the relevant provisions of the development plan. There are no material considerations that justify refusal of the application.

Conditions:

1. No demolition or development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, **both internal and external**, together with the setting of the building, and any unusual feature/s, shall be photographed and **clearly annotated on a plan**. Photographs, which should be **digital files (jpeg, tiff, pdf) submitted by email, on CD or via online file sharing services**, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited with the Archaeology Service for addition into the local Sites and Monuments Record.

Reason: To ensure a historic record of the building.

2. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Aberdeenshire Council Archaeology Service on behalf of the planning authority, during any groundbreaking and development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the Aberdeenshire Council Archaeology Service.

The name of the archaeological organization retained by the developer shall be given to the planning authority and to the Aberdeenshire Council Archaeology Service in writing not less than 14 days before development commences.

Reason: To record items of archaeological interest.

3. That no development in connection with the planning permission hereby approved shall take place unless the following is submitted to and approved in writing by the planning authority: -

- All ventilation extracts/ flues; roof ventilation; soil pipes and external plumbing works; and any connections to telecommunication networks. Thereafter the works to install the aforementioned features shall be completed in accordance with the approved details.
- Details of the location and specification of the bin storage area/s. Thereafter the approved bin storage area/s shall be formed before any dwelling hereby approved is occupied.

Reason: In the interests of the appearance of the development and visual amenity of the area and in order to ensure the timely provision of refuse storage facilities.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

P&P/IM/RK

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Date: 15.12.2014

Appendix 1: Relevant Development Plan Policies

APPENDIX 1 – RELEVANT DEVELOPMENT PLAN POLICIES

TAYPLAN (2012)

DEVELOPMENT PLAN POLICIES AGAINST WHICH THE PROPOSAL HAS BEEN ASSESSED

TAYplan Strategic Development plan

Policy 3D : Natural and Historic Assets

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:-

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geo-diversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

Angus Local Plan Review 2009

Policy S1: Development Boundaries

- (a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.
- (b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.
- (c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.

Policy S3: Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- site location and how the development fits with the local landscape character and pattern of development;
- proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
- use of materials, textures and colours that are sensitive to the surrounding area; and
- the incorporation of key views into and out of the development.

Innovative and experimental designs will be encouraged in appropriate locations.

Policy S6: Development Principles

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

Schedule 1 : Development Principles

Amenity

- (a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.
- (b) Proposals should not result in unacceptable visual impact.
- (c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

Roads/Parking/Access

- (d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.
- (e) Access to housing in rural areas should not go through a farm court.
- (f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17 : Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.
- (g) Development should not result in the loss of public access rights. (Policy SC36)

Landscaping / Open Space / Biodiversity

- (h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)
- (i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.
- (j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.
- (k) The planting of native hedgerows and tree species is encouraged.
- (l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

Drainage and Flood Risk

- (m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)
- (n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.
- (o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)
- (p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).
- (q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38)
- (r) Development should minimise waste by design and during construction.

Supporting Information

- (s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.

Policy SC3: Windfall Sites

Angus Council will support proposals for residential development of 5 or more dwellings on windfall sites within development boundaries in addition to the identified supply where they:

- will make a significant contribution towards regeneration and renewal;

- are compatible with established and proposed land uses in the surrounding area;
- include affordable housing in accordance with Policy SC9; and
- take account of the provisions of Policy S6 : Development Principles.

Policy SC9: Affordable Housing

Angus Council will seek to secure the provision of affordable housing from housing developments on allocated sites, opportunity and windfall sites which will contribute towards meeting identified needs in each Housing Market Area as follows:-

- Arbroath – 20% LCHO housing;
- Brechin/ Montrose – 25% LCHO housing;
- Forfar, Kirriemuir and Glens – 15% LCHO housing;
- South Angus – 40% social rented and/or LCHO housing.

The requirement for affordable housing in each Housing Market Area will be applied to the overall capacity of sites of 10 or more units, or a site size equal to or exceeding 0.5 hectares. Where a site is being developed in phases of less than 10 units or less than 0.5 hectares the affordable housing requirement will still be applied.

Affordable housing developments may be permitted on sites outwith but adjacent to development boundaries provided it can be demonstrated that:-

- there is an identified local need that cannot be met on a suitable site within defined development boundaries;
- the proposal takes account of the provisions of Policy S6: Development Principles; and
- proposals are in accord with other relevant policies of the Local Plan.

In all circumstances, Section 75 or other legal agreements may be used to secure the delivery of affordable housing.

Policy SC23 : Support For Town Centres

Angus Council will continue to initiate and support measures designed to enhance the vitality and viability of the town centres and will work in partnership with other bodies and interested parties to promote and develop opportunities which:

- sustain the role and key functions of each of the Angus towns and their central areas; and
- safeguard their existing character and complement and enhance their environment and historic value.

Policy SC25: Upper Floor Use

Within the town centres the use of upper floors for residential and non-residential purposes will be supported, subject to amenity considerations.

Policy ER12: Development Affecting Conservation Areas

Development proposals within conservation areas or affecting the setting of such areas will be supported where they:

- (a) respect the character and appearance of the area in terms of:
 - density, scale, proportion and massing;
 - layout, grouping and setting;
 - design, materials and finish;
- (b) contribute positively to the setting of the area and maintain important views within, into or out of the area;
- (c) retain particular features which contribute to the character and appearance of the area;
 - open spaces;
 - walls and other means of enclosure;
 - ground surfaces;
 - natural features such as trees and hedgerows;
 - accord with the Character Statement for the area.

Policy ER15: Change of Use, Alterations and Extensions to Listed Buildings

Change of use, or alterations and extensions to a listed building will only be permitted where they are in keeping with the fabric, character and appearance of the building or its setting.

Policy ER19: Archaeological Sites of Local Importance

Where development proposals affect unscheduled sites of known or suspected archaeological interest, Angus Council will require the prospective developer to arrange for an archaeological evaluation to determine the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording any archaeological information. The evaluation will be taken into account when determining whether planning permission should be granted with or without conditions or refused.