

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in a virtual environment on Tuesday 23rd June 2020.

Present:

Councillors Mrs V. Gould (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. Builth, R. Faulkner, G. Hall, G. H. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Officers Present:

S. Grant (Solicitor), S. Khan (Head of Service), A. Baldwin (Planning Manager), A. Harvey (Principal Planning Officer), B. Toy (Principal Planning Officer) and E. Summers (Planning Officer).

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DECLARATIONS OF INTEREST

The following declarations of interest were declared at the commencement of the meeting.

1. Councillors B. Brady and Ms A. Legg declared an interest in application P/2019/01465, in that they had attended parish council meetings when this application was discussed, and had left the meetings. They both advised the Committee that they had therefore attended the planning committee with an open mind to the application.
2. Councillor C. Sylvester declared a private interest in application P/2018/01547, in that the developer of the site was his landlord, and that the development access would pass his business property. Councillor Sylvester did not take part in the discussions or vote thereupon.
3. Councillor G. Lamb declared an interest in P/2019/01465, in that he was a patient in one of the surgeries mentioned in the report and also sat on their patient group.

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MINUTES

The Minutes of the meeting held on 27th May 2020 were approved and signed as a correct record subject to the following amendments:

1. Minute No. 98/20 (3), P/2020/00131, that Councillor G. Lamb and Councillor S. McKiernan had voted against the permission of the application.
2. Minute No. 98/20 (1), P/2019/00770, the refusal below should read 'unacceptable' instead of 'acceptable':

"The proposed erection of two additional dwellings served from Bank Close will result in an acceptable increase in vehicular movements on the adjoining highway(s) that will have an adverse impact on highway safety, due to the narrow carriageway width of Banks Close, and limited visibility at the junction of Banks Close with Balance Hill. The proposal is therefore contrary to Local Plan Policies SP1, SP35, and DP1 of the adopted East Staffordshire Local Plan, Policies T1

and T3 of the made Uttoxeter Neighbourhood Plan, and the National Planning Policy Framework.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor G H Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor C V Whittaker		

106/20 **URGENT BUSINESS**

There was no urgent business submitted to the meeting pursuant to Rule 12.

107/20 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2019/00770 – Retention of driveway continued use of agricultural land as garden and farm building as garage and car port – Cherry Tree House, Smithy Lane, Admaston WS15 3NJ (Ward: Bagots)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

At this juncture the Planning Manager requested a short adjournment.

Mr S. Hulme and Mr K. Massey, members of the public, requested that their statements be read out at the meeting due to lack of internet facility. The Planning Manager therefore read out both statements to the Committee on their behalf.

Mr J. Wilks, agent for the applicant, spoke on the application.

A proposal was put forward by Councillor G. Hall (seconded by Councillor E. Barker) to **permit** the application.

Resolved:

To **GRANT** planning retrospective planning consent subject to the following conditions:

1. Compliance with approved plans

The development hereby permitted is carried out in accordance with the following approved plans and documents subject to compliance with other conditions of the permission:

Location, Block Plan, Site Layout and Elevations Plan Drawing 7650-2 dated as received on 09-06-20.

Design and access statement dated as received on 26-02-2020.

Heritage Statement/Assessments of Significance dated as received on 26-02-2020.

2. Retention of Boundary Edging

All the existing hedging to the boundaries of the site shall be retained and maintained at 2.5m or above for the lifetime of the development.

3. Landscaping

Within three months of the date of the decision a scheme of native planting to the inside of the palling fencing either side of the access hereby approved shall submitted to and approved in writing by the Local Planning Authority.

4. Implementation of Landscaping

All planting, approved under condition 4 shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, or removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

5. Retention of Garage/Parking Space

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the garage accommodation and car port parking hereby approved shall be made available at all times for the parking of vehicles in relation to the residential use of the premises unless planning permission for any alternative use has been first granted by the Local Planning Authority.

6. Removal of Permitted Development Rights (External Alterations and Curtilage Buildings)

Notwithstanding the provisions of Classes A, B, C, D, E and H of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the

residential use hereby permitted shall not be altered or extended, no new windows shall be inserted, no satellite dishes shall be affixed to any building and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Informatives

1. Engagement

During the course of the consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

2. Ecological Responsibilities

The applicant is advised that the permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor G H Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor C V Whittaker		

2. **P/2019/01465 – Erection of 64 affordable dwellings and construction of vehicular access (amended plans) – Fivelands Allotments, Stanton Road, Stapenhill, Burton upon Trent, Staffordshire (Ward: Stapenhill)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Bulth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Mr W. Turton, parish councillor, spoke on the application.

Mr K. Hanson, a member of the public, spoke on the application.

Mr R. Fletcher, agent for the applicant, spoke on the application.

Discussions followed.

A motion was put forward by Councillor S. McKiernan (which was not seconded) to **defer** the application in respect of the design.

Further discussions took place.

A further motion was put forward by Councillor Ms A. Legg (seconded by Councillor S. McKiernan) to **defer** the application in respect of the design.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Ms A Legg	Councillor Mrs B Ashcroft	Councillor Mrs B Brady
Councillor S McKiernan	Councillor E W Barker	
	Councillor K J Bulth	
	Councillor R Faulkner	
	Councillor Mrs V Gould	
	Councillor G Hall	
	Councillor G H Lamb	
	Councillor S McGarry	
	Councillor C Sylvester	
	Councillor Mrs B Toon	
	Councillor C V Whittaker	

In accordance with the above voting the Chairman declared the motion lost.

A motion was put forward by Councillor G. Hall (seconded by Councillor R. Faulkner) to **permit** with the officer's recommendation.

Resolved:

To **PERMIT**, subject to the following conditions and the completion of a S106 Agreement:

1. **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. **Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

Drawing Nos.:

PL 100 Location Plan at 1:1250 dated as received 16th December 2019

PL 02 Rev T Proposed Site Layout at scale 1:500 dated as received 9th June 2020

PL 03 Rev E Proposed Boundary Treatments at scale 1:500 dated as received 5th June 2020

PL 04 Rev C Proposed Landscaping at scale 1:500 dated as received 9th June 2020

PL 05 Rev B Type A Elevations and Plans at scale 1:50 and 1:100 dated as received 1st May 2020

PL 06 Rev B Type B Elevations and Floor Plans at scales 1:50 and 1:100 dated as received 18th December 2019

PL 07 Rev B Type C Plans and Elevations Sheet 1 at scales 1:50 and 1:100 dated as received 18th December 2020

PL 08 Rev B Type D Plans and Elevations at scales 1:50 and 1:100 dated as received 18th December 2019

PL 09 Type B Plans and Elevations at scales 1:50 and 1:100 dated as received 16th December 2019

PL10 Rev B Type C Plans and Elevations at scales 1:50 and 1:100 dated as received 19th December 2019

PL 11 Rev A Type D Plans and elevations at scales 1:50 and 1:100 dated as received 18th December 2019

PL 12 Rev C Type A1 Floor Plans Plots 56-64 at scale 1:50 dated as received 1st May 2020

PL13 Rev D Type A1 Elevations Plots 59-64 Sheet 1 dated as received 1st May 2020

PL 14 Rev C Type A1 Elevations Plots 59-64 Sheet 2 at scales 1:50 and 1:100 dated as received 1st May 2020

PL 15 Type B1 Plans and elevations at scales 1:50 and 1:100 dated as received 1st May 2020

PL 16 Rev A Type D1 Plans and elevations at scales 1:50 and 1:100 dated as received on 23rd April 2020

SK10 Rev B Existing Site Sections at scale 1:200 dated as received 2nd December 2019

SK 12 Rev D Proposed Site Sections at scale 1:200 dated as received 2nd December 2019

15649_T Rev 1 Topographical Survey at scale 1:500

Preliminary Ecological Appraisal (PEA)(Evolution Ecology, October 2019)

Breeding Bird Survey (Evolution Ecology, October 2019)

Bat Transect Survey (Evolution Ecology, October 2019)

Reptile and Terrestrial Amphibian Survey (Evolution Ecology, October 2019)

Terrestrial Invertebrate Survey (Evolution Ecology, October 2019)

Design, Access, Planning and Heritage Statement (Nicol Thomas, October 2019)

Arboricultural Survey (RJ Tree Services, December 2018)

Health Impact Assessment

Transport Statement by Integrated Engineering Consultants (September 2019)

Drainage Management Statement (HSP Consulting)

Phase II Site Appraisal by GRM (April 2018)

Witham Archaeology Archaeological Desk-based assessment (October 2019)

Flood Risk Assessment by HSP Consulting October 2019

Utilities Statement by Tricas October 2019

Affordable Housing Statement

National Forest Planting Statement

3. **Habitat Survey**

Prior to commencement of any works on site, an updated habitat survey that covers the whole of the site area will be provided and agreed in writing by the Local Planning Authority. If habitats in the additional areas are not scrub,

allotment or amenity grassland, this must be accompanied by a biodiversity metric.

4. **Construction Environmental Management Plan**

Prior to commencement of any works on site, including site clearance, a Construction Environmental Management Plan (Ecology) that covers all aspects of species protection measures shall be submitted and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

5. **Materials**

No development shall take place above damp proof course until samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including windows and doors) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved.

6. **Junction Improvements**

Prior to occupation of the dwellings hereby approved the Five Lands Road/Main Street junction improvements as broadly indicated on Drawing no. MA 115/600 contained within the approved Transport Statement (as listed in condition 2) shall be completed.

7. **Cycle Storage**

Dwelling units reference B, B1, C,D, D1, as shown on the approved plans (as listed in condition 2) hereby permitted shall not be occupied until a secure storage facility has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

8. **Drainage**

No development other than clearance shall take place until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to its first occupation.

9. **Groundwater Flood Risk and Surface Water**

No development other than site clearance shall not be commenced until such times as the details of the mitigation of all potential impacts of ground water flood risk and a satisfactory surface water design has been submitted to and approved in writing by the Local Planning Authority.

10. **Construction Manage Plan**

No development other than site clearance shall take place until a Construction Management Plan has been submitted to, and agreed in writing with the Local Planning Authority. The submitted Construction Management Plan shall include:

- The routing of all demolition and construction vehicles to and from the site. The measures shall include the phasing of movements to avoid traffic congestion.
- The parking of vehicles of site personnel, operatives and visitors.
- Arrangements for the loading and unloading of plant and materials.
- Areas of storage for plant and materials used during the construction of the development.
- Measures to prevent the deposition of deleterious material on the public highway during the construction of the development.

The approved Construction Management Plan shall be implemented and adhered to throughout the construction period.

11. **Contamination**

No development other than site clearance shall take place until the land in the south west of the site (as shown hatched on the plan attached to the application) is sampled and screened/assessed for potential contaminants of concern and a report submitted to the Local Planning Authority to confirm in writing that the sampling exercise has been satisfactorily completed. Should any contamination be identified no development shall take place until remedial measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with approved mitigation scheme prior to the first occupation of the development.

12. **Contamination**

Prior to first occupation of any dwelling the recommendations with regards to contamination identified within the Phase II Site Investigation issues by GRM on April 2018 (Project reference P8335), should be completed, and verified by a suitably qualified Environmental Consultant with a validation report which has been submitted to and approved in writing by the Local Planning Authority.

13. **Slab Levels**

No development other than site clearance shall take place until details showing the existing and proposed land levels of the site including spot

heights and the finished floor levels, ridge and eaves heights of all buildings hereby permitted with reference to the finished floor levels, ridge and eaves heights of neighbouring buildings shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

14. Written Scheme of Investigation

No development other than site clearance shall take place until a written scheme of investigation securing the implementation of a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The programme of work shall be implemented in accordance with the approved details.

15. National Forest Management Plan

No development shall take place above damp course level until a Management Plan for the areas to be retained as National Forest Planting has been submitted to and approved in writing by the Local Planning authority. These areas shall be managed in accordance with these details in perpetuity.

16. Ecological Enhancement Measures

No development shall take place above damp proof course until details of ecological enhancement measures (including details of 58 bird boxes and fencing with appropriate gaps for hedgehogs) to be installed on the site have been submitted and approved in writing by the Local Planning Authority. The approved ecological enhancement measures shall be installed prior to the first occupation/use of any of part of the development and thereafter made available at all times for their designated purposes.

17. Electrical Charging Points

Prior to first occupation of the development hereby permitted details of electric vehicle charging points, shall be submitted in writing to and agreed in writing by the Local Planning Authority. The approved electric vehicle charging points shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime of the development.

18. External Lighting

No development above damp course shall take place until full details of external lighting have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, height, type and direction of light sources and intensity of illumination. The development shall be carried out in accordance with the approved details and additional external lighting shall not be installed without prior consent in writing of the Local Planning Authority.

19. **Turning and Parking**

Prior to the first occupation of each dwelling hereby granted permission the access, parking and turning areas shown on the approved plans (listed at condition 2 above) shall be provided in a bound porous material, and thereafter shall be made available at all times for their designated purposes.

20. **Landscaping**

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

21. **Tree Protection**

All existing trees and hedges and existing planting within the wildlife corridor shown as being retained on the plans hereby approved shall be protected by 1m high chestnut fencing. Such fencing shall be erected before development commences and shall be retained at all times whilst construction work is taking place. Should any of the wildlife corridor be lost during construction this should be replanted in accordance with the species mix as shown on the Landscape Plan.

22. **Wall to Fivelands Road**

All works of alteration and making good of the existing brick wall to the west of the site shall be carried out in materials to match the existing.

23. **Permitted Development Rights**

Notwithstanding the provisions of Classes A, B, C, D, E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that Order, the dwelling(s) hereby permitted shall not be altered or extended, no new windows shall be inserted or no buildings or structures shall be erected within the curtilage of the new dwellings unless planning permission has first been granted by the Local Planning Authority.

24. **Surface Water Drainage**

Where a private access falls towards the public highway a surface water drainage interceptor connected to surface water outfall, shall be provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing with the Local Planning Authority.

25. **M4 (2) Compliance**

Six of the dwellings hereby approved shall be completed to Building Regulation 2010 Standard M4 (2) before the first occupation of the relevant dwelling unit(s) concerned.

26. **Vegetation Clearance**

No vegetation clearance shall take place during the bird nesting season (March to end of August).

27. **Implementation of Walling and Fencing**

The approved scheme of waling and fencing set out in the drawings approved under condition 2 above shall be completed in accordance with the approved scheme before each dwelling served by the fencing/walling is first occupied and thereafter maintained for the lifetime of the development.

Informatives

1. **Engagement**

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

2. **Pre-commencement Conditions**

The conditions identified below require details to be approved before commencement of the development.

Conditions Nos. 3 and 4

This means that a lawful commencement of the approved development cannot be made until particular requirements of these conditions have been met.

As from 6th April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request. Payment can be made by cheque or card only. Telephone 01283 508606.

Although the Authority endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning

Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

3. **Ecological Responsibilities**

The applicant/developer is advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of protected species is found at any point all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

4. **Highway Works Agreement**

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form or email to nmu@staffordshire.gov.uk. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorksAgreement.aspx>

5. **Approval under Section 7**

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. The developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. Swept path analysis for an 11.9m long refuse vehicle shall be provided in support of the Section 7 application.

6. **Contamination**

With regard to condition 9 above the applicant is advised that due to the limited size of the additional portion of land, it is recommended 2 sample locations with sample depths. 0.6mbgl, to be analysed for the same suite of chemical determinands as carried out in the Phase II Site Investigation issued by GRM. Should the sampling consultant/engineer suspect the presence of any additional contamination this could be assessed/reported at the same time as the remedial measure recommended within the Phase II Site Investigation issued by GRM on April 2018 (Project reference P8335).

7. **Public Right of Way**

Definite Map of Public Rights of Way shows that no public Rights of Way cross the site. The County Council has not received any application under the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted however, that this does not preclude the possibility of the existence of a

Right of Way at common law or by virtue of a presumed declaration under Section 31 of the Highways Act 1980. It may therefore be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way members of the public.

8. **Environment Agency**

It is noted that there is a well on site and this should be appropriately decommissioned. The applicant should refer to the Environment Agency ‘Good Practice for Decommissioning Boreholes and Wells’.

The above motion was carried to **PERMIT** the application.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft	Councillor Ms A Legg	Councillor Mrs B Brady
Councillor E W Barker		
Councillor K J Builth		
Councillor R A Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor C V Whittaker		

3. **P/2019/01385 – Erection of an 81 bedroom (Hotel Class C1), extension and reconfiguration of car park, alterations to access and egress, and ancillary development – Holiday Inn Express, Second Avenue, Centrum 100, Burton upon Trent, Staffordshire DE14 2WF (Ward: Branston)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Mr D. Williams, agent for the applicant, spoke on the application.

Discussions followed.

A motion was put forward by Councillor Greg Hall (seconded by Councillor E. Barker) to **grant planning consent**.

Further discussions followed.

Resolved:

To **GRANT PLANNING CONSENT** subject to the following conditions and the completion of a S106 Agreement:

1. **Standard Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of the permission.

2. **Compliance with the Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission.

Location Plan Drawing 19_004 AL(90)01 dated as received on 18-11-2019

Proposed Site Plan Drawing 19_004 AL(90)02 Rev F dated as received on 18-11-2019

Proposed Ground Floor Plan Drawing 19_004 AL(0)02 Rev D dated as received on 18-11-2019

Proposed Upper Floors and Roof Plan (1 of 2) Drawing 19_004 AL(0)03 Rev B dated as received on 18-11-2019

Proposed Upper Floors and Roof Plan (2 of 2) Drawing 19_004 AL(0)04 dated as received on 18-11-2019

Proposed Front Elevations Drawing 19_004 AL(0)10 Rev D dated as received on 08-11-2019

Proposed Rear Elevation Drawing 19_004 AL(0)11 Rev A dated as received on 08-11-2019

Proposed Side Elevation Drawing 19_004 AL(0)12 dated as received on 08-11-2019

Topographical Survey Drawing UAL3067_b dated as received on 08-11-2019

Transport Statement by Corun Transport and Highway Engineering Ref 18-005557/TS/01/B dated as received on 20-11-2019

Travel Plan by Corun Transport and Highway Engineering Ref 18-005557/TP/01/B dated as received on 20-11-2019

Drainage Strategy ref V-C8779.00-REPC01-RO dated as received on 27-11-2019

Sustainability Statement dated as received on 19-02-2020

Design and Access Statement dated as received on 08-11-2019

Planning Statement dated as received on 08-11-2019

Arboricultural Impact Assessment dated as received on 08-11-2029

Tree Pit Detail Drawing JSL3242 – 400 dated as received on 08-11-2019

Tree Protection Plan Drawing JKK10102_Figure 02.01 rev P1 dated as received on 08-11-2019

Soft Landscaping Proposals Drawing JSL3242-500 dated as received on 08-11-2019

Proposed Exterior Image dated as received on 08-11-2019

3. **Surface Water Drainage**

No development shall take place until a detailed surface water drainage scheme for the site, based on the principles outlined within the Drainage Strategy approved under condition 2 has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme be submitted shall demonstrate:

- Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus 30% (for climate change) critical storm to 37.8l/s.
- Provision of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Runoff Management for Developments'.
- Detailed design (plans, network details and calculations) in support of system and the outfall arrangements. Calculations should demonstrate the performance for the designed scheme for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of an acceptable management and maintenance for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

4. **Details of Materials**

No development shall take place above damp proof course until samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including windows and doors) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

5. **Travel Plan**

Prior to the first occupation of the development hereby approved a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of that date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by the consent. The Travel Plan shall include targets for modal shift as well as additional measures should those targets be missed.

6. **Highway Works**

The development shall not be brought into use until the access to the site within the limits of the public highway have been completed.

7. **Highways**

The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and the carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access reinstated as verge/footway.

8. **Highways**

The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans and shall not be used for purposes other than those and maintained as such thereafter.

9. **Implementation of Landscaping**

All planting, seeding or turfing comprised in the approved details of landscaping as set out in the drawings approved under condition 2 above shall be carried out in the first planting and seeding season following the first occupation of the dwellings or the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

10. **Electric Vehicle Charging Points**

Prior to first occupation of the development hereby permitted details of electric vehicle charging points, shall be submitted in writing to and agreed in writing by the Local Planning Authority. The approved electric vehicle charging points shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime of the development.

Informatives

1. Engagement

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

2. Pre-commencement Conditions

The conditions identified below require details to be approved before commencement of the development.

Condition Nos. 3 and 4

This means that a lawful commencement of the approved development/works cannot be made until particular requirements of these conditions have been met.

As from 6th April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the Authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request. Payment can be made by cheque or card only. Please telephone 01283 508606.

Although the authority will endeavour to discharge all conditions within 21 days of receipt of the applicant's written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

3. Details of Proposed Materials

The applicant is advised that in complying with condition 3 above regarding the submission of samples and details of all external materials, ensuring the product name and manufacturer is provided and must be submitted in writing to the Local Planning Authority as part of the relevant Discharge of Condition application along with correspondence confirming that date on which samples will be made available on-site and where they will be located.

4. Ecological Responsibilities

The applicant/developer is advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of protected species is found at any point all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

5. Highway Works Agreement

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form or email to nmu@staffordshire.gov.uk. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorksAgreement.aspx>

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R A Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs G Toon		
Councillor C V Whittaker		

At this juncture, as three hours had elapsed since the commencement of the meeting a motion to extend the meeting was duly moved and seconded. In accordance with the voting the Chairman declared the motion carried

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R A Faulkner		
Councillor Mrs V Gould		

Councillor G Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs G Toon		
Councillor C V Whittaker		

4. **P/2018/01547 – Demolition of redundant business units to facilitate the redevelopment of the site to provide Class B1 (Business), Class B2 (General Industrial) and Class B8 (Storage and Distribution) units with trade counter and associated office space and the conversion and extension of an existing dwelling to provide office accommodation – Brookside Business Park, Brookside Road, Uttoxeter, Staffordshire (Ward: Town)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Mrs M. Williams, Parish Councillor, spoke on the application.

Mr H. Clulow, agent for the applicant, spoke on the application.

Councillor G. Hall (seconded by Councillor S. McGarry) proposed that the application be granted.

Discussions followed.

Councillor E. Barker (seconded by Councillor S. McGarry) requested that a condition be added regarding the removal of the Japanese Knotweed from the site.

That motion was carried as follows:

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R A Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		

Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor Mrs B Toon		
Councillor C V Whittaker		

Councillor C. Sylvester did not vote on the application as he had declared a personal interest in this application.

Resolved:

That **PLANNING PERMISSION BE GRANTED** - subject to a Section 106 Agreement (securing a monitoring fee of £6,895 in connection with the travel plan) and the following conditions:

1. **Standard Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this full permission.

2. **Compliance with the approved plans**

The development hereby permitted shall be carried out in accordance with the following approved plans/documents subject to compliance with other conditions of this permission:

Drawing Nos.

A-002-01 dated as being received on 6 December 2018

A-200-01 dated as being received on 6 December 2018

A-200-02 Rev D dated as being received on 22 June 2020

A-200-03 Rev D dated as being received on 15 October 2019

A-200-04 Rev A dated as being received on 1 October 2019

A-200-05 Rev A dated as being received on 1 October 2019

A-200-06 Rev A dated as being received on 1 October 2019

A-200-07 dated as being received on 6 December 2018

A-200-08 Rev B dated as being received on 1 October 2019

A-200-09 dated as being received on 1 October 2019

A-201-P-01 Rev A dated as being received on 25 January 2019

A-201-P-02 Rev A dated as being received on 21 February 2019

JJL Design-IDS-250-DR-A-00-10-003C U1 GF & FF Plans dated as being received on 4 October 2019

JJL Design-IDS-250-DR-A-00-10-004C U1 GF & SF Plans dated as being received on 4 October 2019

JJL Design-IDS-250-DR-A-00-10-005D U1 Elevations dated as being received on 12 June 2020

JJL Design-IDS-250-DR-A-00-10-013B U2 Floor & Roof Plans dated as being received on 4 October 2019

JJL Design-IDS-250-DR-A-00-10-014B U2 Elevations dated as being received on 4 October 2019

JJL Design-IDS-250-DR-A-00-10-015B U3 Floor & Roof Plans dated as being received on 4 October 2019

JJL Design-IDS-250-DR-A-00-10-016B U3 Elevations dated as being received on 4 October 2019

Documents

ADC2034-RP-A-V5 Transport Assessment dated as being received on 1 October 2019

J-D0954_R1_STM_Geo_Environmental Report dated as being received on 20 December 2018

Absolute Ecology Bat Activity Report (August 2018) dated as being received on 19 December 2018

Absolute Ecology Preliminary Ecology Appraisal (July 2018) dated as being received on 19 December 2018

Absolute Ecology Reptile Survey (September 2018) dated as being received on 19 December 2018

Absolute Ecology Water Vole/Otter Survey (August 2018) dated as being received on 19 December 2018

Brookside FRA report of Wallace Engineering Limited dated 27 April 2020 reference 1847/01 Revision A dated as being received on 27 April 2020

3. Details of a phased programme of development (including the timing for site clearance works and for the provision of highway works and landscaping) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development (and thus including demolition works on any part of the application site) and shall include a phasing timetable and details of the treatment of any lands that may remain vacant upon the occupation of any new unit(s) on other areas of the site. The agreed phasing of any approved scheme shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.
4. Details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development (including demolition works on any part of the application site under application ref: P/2018/01547) to comprise the following :-
 - a) the routing of demolition/delivery vehicles to and from the site including timing of movements to minimise congestion

- b) arrangements for the parking of site operatives
- c) arrangements to ensure vehicular access along the full extent of Brookside Road at all times/loading and unloading of plant and materials/storage of plant and materials used in constructing the development/construction and delivery hours
- d) delivery vehicle routeing and hours
- e) recorded daily inspections of the highway adjacent to the site access
- f) measures to mitigate/to remove mud or debris carried onto the highway
- g) hours and days of operation (including delivery vehicle operation hours).

The approved statement shall be adhered to throughout the construction period.

5. Prior to the commencement of the development (including any site clearance works) a scheme of dust mitigation in relation to the construction phase of the development shall be submitted to and agreed in writing by the Local Planning Authority. The approved dust mitigation scheme shall be adhered to at all times during the construction phase.
6. No new build development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority, the County Highway Authority and Severn Trent Water. The scheme to be submitted shall demonstrate:
 - Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).
 - Limiting the discharge rate generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rainstorm to 17.4 l/s.
 - Provision of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Runoff Management for Developments'.
 - Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
 - Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

The scheme shall be implemented in accordance with the approved details before the development is first occupied unless otherwise agreed in writing by the Local Planning Authority.

7. No new build development hereby permitted should commence until drainage plans for the disposal of foul water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
8. Unless otherwise agreed in writing by the Local Planning Authority, no new build development or land regrading works (including associated site clearance works) shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to the Local Planning Authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures before development begins.
9. The development shall be carried out in accordance with the submitted flood risk assessment undertaken by Wallace Engineering Limited dated 27 April 2020 reference 1847/01 Revision A and the following mitigation measures it details:
 - a) Finished floor levels shall be set no lower than 77.21 m above Ordnance Datum (AOD), 300mm above the 1 in 100 year plus climate change flood level.
 - b) Compensatory storage shall be provided as outlined in paragraph 6.4 Flood Plain Compensation of the Flood Risk Assessment. All flood compensation works must be completed and in place before built development takes place.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

10. All ecological mitigation measures in relation to the construction phase of the development shall be undertaken in accordance with the details set out in the Ecology Reports (listed at condition 2 above).
11. No development shall progress above slab level until samples and details of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.
12. Prior to the first occupation of any new build industrial unit a scheme of boundary treatments (including materials/finishes) shall be submitted to and approved in writing by the Local Planning Authority.
13. Prior to the first occupation of any new build industrial unit a scheme for the provision of electric charging points (including a timetable for installation) shall

be submitted to and approved in writing by the Local Planning Authority. The electric charging points shall be provided in accordance with the approved details and timetable of implementation and shall thereafter be maintained as available for use for the lifetime of the development.

14. Prior to the first occupation of any new build unit a scheme for the provision of covered and secure cycle storage facilities (including timetable of implementation) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details and timetable of implementation and shall thereafter be maintained as available for use at all times for the lifetime of the development.
15. Prior to the first occupation of the relevant new build unit(s) hereby approved the parking, turning and servicing areas to the relevant unit(s) concerned shall be provided in a bound material in accordance with details first submitted to and approved in writing by the Local Planning Authority with the individual bays clearly delineated and thereafter shall be retained as available at all times for their specified purposes for the life of the development. The relevant access road (or part thereof) shall also have been constructed in the accordance with any phased programme agreed by another condition of this permission.
16. No part of the new build development hereby permitted shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent. The Travel Plan shall include targets for modal shift as well as additional measures should those targets be missed.
17. Prior to the first occupation of the new build development on the scheme hereby approved an air quality mitigation scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details upon first occupation of any unit(s) and any specified ongoing requirement(s) shall be complied with at all times further to occupancy.
18. Prior to the first occupation of any new build development a detailed scheme of landscaping (including a timetable of implementation) shall have been submitted to and approved in writing by the Local Planning Authority.
19. Prior to any part of the new build development being first brought into use details of a lighting scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.
20. Prior to the new build development being first brought into use details for the provision of waste facilities/ bins to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved waste facilities/bins to serve the development shall be provided before the

development is first brought into use and the facilities thereafter retained for the lifetime of the development.

21. All ecological enhancement/mitigation measures shall be undertaken in accordance with the details set out in the Ecology Reports (as listed in the approved documents at condition 2) along with the provision 2 No. swift bricks to buildings on the site in accordance with the a scheme first agreed in writing with the Local Planning Authority prior to the first occupation of any new build development on the site. All mitigation measures once installed shall thereafter be retained for the lifetime of the development.
22. All making good of retained buildings on the site shall be by way of the construction of blank elevations using matching materials with the bonding and coursing of any brickwork to match that of the existing building.
23. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the timetable of implementation agreed under condition 18 above and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority agrees in writing to any variation.
24. No mezzanine floor area shall be inserted to any unit hereby approved (other than those shown on the approved plans listed at condition 2) and nor shall any additional trade counter floor space be created above that shown on the approved plans/specified in the application submission unless planning permission has otherwise been first been granted by the Local Planning Authority.
25. Prior to the commencement of the development (including any site clearance works) a scheme for the removal of the invasive plant species (as identified in the Ecology Reports listed at condition 2 above) shall be submitted to and agreed in writing by the Local Planning Authority. The approved invasive plant species mitigation scheme shall be completed prior to the commencement of any construction works (including any other site clearance works).

Informatives

1. Land contamination

East Staffordshire Borough Council Environmental Protection Section advise that where a site is affected by contamination or land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner.

2. Permission subject to Section 106 Agreement

This permission is subject to a Section 106 Agreement in relation to provision of a Travel Plan (including a monitoring fee) and that the issues such as developer provide funding for new/revised local bus services or provide bus tickets for future employees of the proposed businesses will necessarily require consideration under such a plan and also point out that the Travel Plan should set out options to be implemented should the targets in the Travel Plan not be reached in terms of sustainable transport methods.

3. **Details of Proposed Air Contamination**

With regard to Condition 17 above (air contamination) ESBC Environmental Protection Section advises that the scheme should consider measures encouraging a move away from conventional single occupancy vehicles to more sustainable modes of travel. This could (by way of the travel plan for example) include;

- a) Provision of designated and differential parking for low emission vehicles
- b) Inclusion of infrastructure to encourage cycle and walking.
- c) Public transport infrastructure and subsidies.
- d) Commercial vehicles should comply with the latest European Emissions Standards from the development opening, and be updated over the lifetime of the development.
- e) Fleet operators shall have a strategy for minimising emissions.
- f) Ultra low emission vehicles shall be utilised for service use.

4. **Discharge of Conditions**

The condition(s) identified below require details to be approved prior to the commencement of development/works.

Condition Nos. 3, 4, 5 and 25

The condition(s) identified below require details to be approved during the development/works.

Condition Nos. 6, 7, 8, 11, 12, 13, 14, 16, 17, 18, 19, 20 and 21

This means that a development may not be lawful unless the particular requirements of these conditions have been met.

Confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

5. **Advice on the removal of invasive species**

The applicants are advised that it is suggested that any invasive species (e.g. Japanese Knotweed etc.) may be present on the site and you are reminded of the need to comply with the relevant legislation in the treatment of those species.

6. Advice on dust mitigation

With regard to the condition requiring a scheme of dust mitigation ESBC Environmental Health Division advise that the scheme shall follow the principles of the latest version (currently v1.1 Feb 2014) of the Institute of Air Quality Management's (IAQM) Guidance on the assessment of dust from demolition and construction.

7. Advice on hours of operation.

With regard to condition 4 above the applicants are recommended to adopt the hours of operation during the construction phase set out in the Construction Vehicle Management Plan agreed for the adjoining Lidl development site; namely 0730hrs to 1800hrs Mon - Fri; 0900hrs to 1300hrs Saturday with there being no operations permitted on Sundays or Bank Holidays.

8. Advice on adjoining public right of way.

The development scheme should at no time cause an obstruction to the use of the adjoining Public Right of Way.

9. Need for Advertisement Consent

The applicant is advised that a separate application would be required for advertisement consent and the approval of this planning application does not imply any approval for any signage shown on the submitted plans.

10. Engagement

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R A Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		
Councillor Ms A Legg		

Councillor S McGarry		
Councillor S McKiernan		
Councillor Mrs B Toon		
Councillor C V Whittaker		

Councillor C. Sylvester did not vote on the application as he had declared a personal interest in this application.

108/20 **APPEALS RECEIVED AND DETERMINED**

The Report of Sal Khan, Head of Service regarding appeals received, withdrawn and determined was received and noted.

109/20 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 11th May 2020 and 5th June 2020 was received and noted.

110/20 **EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:

That, in accordance with Section 100(A) (4) of the Local Government Act, 1972, the Press and Public be excluded from the Meeting during discussion of the following items it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that there would be disclosed exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Act indicated in brackets before each item number on the Agenda:

PRIVATE MINUTES

ENFORCEMENT SCHEDULE

PLANNING BRIEFING

Chairman