

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 19 February 2015 at 4.00 pm

Present: Councillor Rose Stratford (Chairman)
Councillor Colin Clarke (Vice-Chairman)

Councillor Andrew Beere
Councillor Fred Blackwell
Councillor Michael Gibbard
Councillor Chris Heath
Councillor David Hughes
Councillor Russell Hurle
Councillor Matt Johnstone
Councillor James Macnamara
Councillor Alastair Milne Home
Councillor Nigel Randall
Councillor G A Reynolds
Councillor Barry Richards
Councillor Trevor Stevens
Councillor Lawrie Stratford
Councillor Douglas Williamson

Substitute Members: Councillor Barry Wood (In place of Councillor Mike Kerford-Byrnes)

Also Present: Councillor Ken Atack, Local Ward Member for agenda items 19 and 20

Apologies for absence: Councillor Mike Kerford-Byrnes

Officers: Jonathan Westerman, Development Services Manager
Bob Duxbury, Development Control Team Leader
Tracey Morrissey, Principal Planning Officer
Paul Ihringer, Principal Planning Officer
Rebekah Morgan, Planning Officer
Ross Chambers, Solicitor
Natasha Clark, Team Leader, Democratic and Elections
Aaron Hetherington, Democratic and Elections Officer

Declarations of Interest

Members declared interests in the following agenda items:

8. OS Parcels 4083 and 6882 Adjoining and north of Broken Furrow, Warwick Road, Banbury.

Councillor Alastair Milne Home, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Richards, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

9. Hardwick Hill, Southam Road, Banbury.

Councillor Alastair Milne Home, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Richards, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

10. Land to Rear of Tangmere Close and Scampton Close, Skimmingdish Lane, Bicester.

Councillor Rose Stratford, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

14. OS Parcel 8184 Adjoining and North of River Cherwell And South West of Spital Farm Sewage Bankside Banbury.

Councillor Alastair Milne Home, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Andrew Beere, Disclosable Pecuniary Interest, as an employee of Chiltern Railways and would withdraw from the Council Chamber and take no part in the discussions or voting on this item and Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Richards, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

16. Swalcliffe Park Equestrian, Grange Lane, Swalcliffe.

Councillor G A Reynolds, Declaration, as the applicants Father was known to him and would leave the room for the duration of the item.

18. 60 High Street, Banbury.

Councillor Alastair Milne Home, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Richards, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

21. Bridge north east of The Duck on the Pond over the River Swere South Newington.

Councillor G A Reynolds, Non Statutory Interest, as a County Councillor whose division the site fell in, but would remain in room for the debate but would not take part in the vote.

170 **Requests to Address the Meeting**

The Chairman advised that requests to address the meeting would be dealt with at each item.

171 **Urgent Business**

There were no items of urgent business.

172 **Minutes**

The Minutes of the meeting held on 22 January 2015 were agreed as a correct record and signed by the Chairman.

173 **Chairman's Announcements**

The Chairman made the following announcement:

1. Under the Openness of Local Government Bodies Regulations 2014, members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.

174 **Campsfield House: Immigration Removal Centre, Langford Lane, Kidlington**

The Committee considered application 14/01778/F for the expansion of existing immigration removal centre to provide additional detainee accommodation, ancillary detainee and staff facilities, car parking, landscaping and internal fencing.

The Development Control Team Leader advised the Committee that a letter from a law firm acting on behalf of members of Stop Campsfield Expansion had been received on 17 February 2015. Having taken legal advice, Officers had concluded that it was prudent to get counsel opinion to help clarify the points raised before this application is determined and therefore the officer recommendation had changed from approval to deferral.

Councillor Rose Stratford proposed that application 14/01778/F be deferred to seek counsel opinion on matters raised by a law firm acting on behalf of members of Stop Campsfield Expansion. Councillor Clarke seconded the proposal.

Resolved

That consideration of application 14/01778/F be deferred to seek counsel opinion on matters raised by a law firm acting on behalf of members of Stop Campsfield Expansion

175 **OS Parcels 4083 and 6882 Adjoining and north of Broken Furrow, Warwick Road, Banbury**

The Committee considered application 14/00341/DISC for the discharge of condition no. 5 of 12/01789/OUT – provision of Design Code.

In reaching their decision, the committee considered the officers' report, presentation and written update.

Resolved

That the discharge of condition no. 5 of planning application 12/01789/OUT be approved.

176 **Hardwick Hill, Southam Road, Banbury**

The Committee considered application 14/00383/DISC for the discharge of condition no. 6 of 13/00159/OUT – provision of Design Code.

Jason Leonard, agent for the applicant, addressed the Committee in support to the application.

In reaching their decision, the Committee considered the officers' report, written update, presentation and the address of the public speaker.

Resolved

That the discharge of condition no. 6 of 13/00159/OUT be approved.

177 **Land to Rear of Tangmere Close and Scampton Close, Skimmingdish Lane, Bicester**

The Committee considered application 14/00697/F for the residential development for 46 dwellings.

The Development Control Team Leader advised the Committee that various correspondence had been received since the publication of the agenda and officers considered that there was a need to give further consideration to the points of access to these potential development sites and consequently the officer recommendation had changed from approval to deferral.

Councillor Rose Stratford proposed that application 14/00697/F be deferred. Councillor Lawrie Stratford seconded the proposal.

Resolved

That consideration of application 14/00697/F be deferred to seek the comments of Oxfordshire County Council as the Highways Authority; Allow the submitted TA to be updated to reflect the potential impact of Bicester 11; and, enable a roundtable discussion to take place between Taylor Wimpey/Albion Land/ CDC and agree the proposed access arrangements.

178 **Otmoor Lodge, Horton Hill, Horton cum Studley**

The Committee considered application 14/01153/F for the change of use from C1 into 4no. dwellings (C3).

The Principal Planning Officer advised the Committee that after agenda publication a further letter has been received from solicitors acting for the applicants which raised issues that required further investigation and the officers' recommendation has therefore changed from approval to deferral.

Councillor Rose Stratford proposed that application 14/01153/F be deferred to allow further investigation into legal issues raised by solicitors acting for the applicant. Councillor Lawrie Stratford seconded the proposal.

Resolved

That consideration of application 14/01153/F be deferred to allow further investigation into legal issues raised by solicitors acting for the applicant.

179 **Otmoor Lodge, Horton Hill, Horton cum Studley**

The Chairman advised the Committee that the application had been withdrawn by the applicant.

Land south of Greenacre adj to South Side Steeple Aston

The Committee considered application 14/01434/F for a dwelling with garage and access.

Martin Lipson, Steeple Aston Parish Councillor, addressed the committee speaking in objection to the application.

Bob Sutton, agent, addressed the committee in support to the application.

Councillor Macnamara proposed that application be refused. Councillor Wood Seconded the proposal. The motion was voted on and subsequently fell.

Councillor Randall proposed that the application be approved, Councillor Clarke seconded the proposal.

In reaching their decision, the committee considered the officers report and presentation, written update and the address of the public speakers.

Resolved

That application 14/01434/F be approved, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms site plan and drawing numbered 14:3603:3a
3. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural limestone, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
4. The roof of the development hereby approved shall be covered with natural blue/black slates.
5. Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.
6. Prior to the commencement of the development hereby approved, a plan showing full details of the finished floor levels in relation to existing

and proposed site levels for the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved finished floor levels plan.

7. Except to allow for the means of vehicular access and vision splays, the existing natural stone wall along the northern and eastern boundaries of the site shall be retained and maintained at the existing height of not less than 1 metre.
8. Prior to the construction of the dwelling hereby approved, the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.
9. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
10. The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.6m measured from the carriageway level.
11. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 1995 and its subsequent amendments, the approved dwelling(s) shall not be extended, nor shall any structures be erected within the curtilage of the said dwelling(s), without the prior express planning consent of the Local Planning Authority.
12. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 1995 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the walls or roof of the dwelling without the prior express planning consent of the Local Planning Authority.

OS Parcel 8184 Adjoining and North of River Cherwell And South West of Spital Farm Sewage Bankside Banbury

The Committee considered application 14/01621/F for the construction of a Light Maintenance Depot for train vehicles with associated accommodation and associated rail sidings for train stabling.

Graham Cross, the applicant, addressed the committee in support to the application.

In reaching their decision, the committee considered the officers' report, presentation, written update and presentation of the public speaker.

Resolved

That application 14/01621/F be approved:

- i. That it be resolved that in accordance with the provisions of Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 that this report is approved as setting out the main reasons, considerations and measures of mitigation proposed with regards to the Environmental Statement.
- ii. Subject to the following conditions:
 1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
 2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents and the materials and finishing details included therein: Application forms, Design and Access Statement, Drawing No. MCN/BAN/P100 Rev A, MCN/BAN/P101 Rev A, MCN/BAN/P103 Rev A, MCN/BAN/P104 Rev A, MCN/BAN/105 Rev E, MCN/BAN/P106 Rev A, MCN/BAN/P107 Rev A, MCN/BAN/P108 Rev A, MCN/BAN/P109 Rev A, DPC-BAN-P110-A, and DPC-BAN-P111
 3. Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule
 4. Prior to the commencement of the development hereby approved, full details of the external lighting shall be submitted to and approved in writing by the Local planning Authority. Thereafter, the lighting shall be carried out and retained in accordance with the approved details.
 5. Prior to the commencement of the development hereby approved, full details of the refuse bin storage for the site, including location and compound enclosure details, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the dwellings, the refuse bin storage area shall be provided in accordance with the approved details and retained unobstructed except for the storage of refuse bins.
 6. Prior to the commencement of the development hereby approved, full details of the fire hydrants to be provided or enhanced on the site shall

be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced in accordance with the approved details and retained as such thereafter.

7. All services serving the proposed development shall be provided underground unless details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 1995 (as amended), have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development that they serve, the above ground services shall be provided on site in accordance with the approved details
8. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.
10. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS: 5837:2012 and all subsequent amendments and revisions [specify appropriate section if required] shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

11. Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
12. Prior to the first occupation of the development hereby approved, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.
13. Prior to the commencement of the development hereby approved, a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, and prior to the commencement of any building works on the site the approved surface water drainage scheme shall be carried out and prior to the first occupation of any building to which the scheme relates the approved foul sewage drainage scheme shall be implemented. All drainage works shall be laid out and constructed in accordance with the Water Authorities Association's current edition "Sewers for Adoption".
14. Prior to the commencement of the development hereby approved, full details of a drainage strategy for the entire site, detailing all on and off site drainage works required in relation to the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy, until which time no discharge of foul or surface water from the site shall be accepted into the public system.
15. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.
16. Prior to the commencement of the development hereby approved, including any demolition, any works of site clearance and prior to the introduction of any construction machinery onto the site, protective fencing and warning notices shall be erected on the site in accordance with the approved construction method statement. All protective fencing and warning signs shall be maintained in accordance with approved details for the entirety of the construction phase.

17. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.
18. Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 1. A site investigation scheme, based on the submitted desk study (Phase1 Geo-Environmental and Geotechnical Assessment at the proposed Banbury depot, Ground investigation and Pilling Limited, 16th September 2013, ML/21362) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 2. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
19. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out

until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

21. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
22. No development shall take place until a scheme for the provision and management of an 10 metre wide buffer zone alongside the River Cherwell shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:
 - plans showing the extent and layout of the buffer zone
 - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
23. No soakaways shall be constructed in contaminated ground.
24. No sound-amplifying equipment shall be installed or operated on the premises without the prior consent of the Local Planning Authority.
25. No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority
26. All buildings hereby approved shall be constructed to at least a BREEAM 'Very Good' standard.

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The Paddocks, Chesterton

The Committee considered application 14/01737/OUT for an outline application with means of access for consideration (layout, scale, appearance and landscaping reserved for subsequent approval). For the erection of up to 45 dwellings served via a new vehicular and pedestrian access; public open space and associated earthworks to facilitate surface water drainage; and other ancillary and enabling works.

Philip Clarke, Chairman of Chesterton Parish Council addressed the committee in objection to the application.

Kathryn Ventham, agent to the applicant, addressed the committee in support to the application.

In reaching their decision, the Committee considered the officers' report, written update and presentation and the addresses of the public speakers.

Resolved

That application 14/01737/OUT be approved, subject to:

- a) The applicants entering into an appropriate legal agreement to the satisfaction of the District Council to secure financial contributions as outlined below:

CDC Contributions

- 35% affordable housing
- Refuse and Recycling - £67.50 per property
- Play Areas – a LAP and £31,995.52 commuted maintenance sum
- Attenuation Pond Maintenance - £14.91 per m²
- Ditch Maintenance - £50.09/Ln m
- POS Maintenance - £25.07 per m²
- Mature Tree Maintenance – £2527.16 per mature tree
- Monitoring fee - £1500

OCC Contributions

- £179,868 – Primary School Expansion in the area
- £254,216 – New Secondary School at Bicester
- £8,939 – Special Education Needs
- £5,452 – Bicester New Library
- £7,921 – Waste Management
- £619 – Museum Resource Centre
- £7,416 – Adult Health and Wellbeing Day Care
- £2,123 – Central Library
- £3,750 – Administration
- Improvements to pedestrian and cycle connectivity into Chesterton from the application site including possibility of footway connection via Green Lane and other routes

Thames Valley Police - £6,285.65

- b) the following conditions:

1. No development shall commence until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority
2. In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission
3. The development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the

reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

4. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms,
5. Prior to the commencement of the development, a plan showing the details of the finished floor levels of the proposed dwellings in relation to existing ground levels on the site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
6. No more than 45 dwellings shall be accommodated on the site.
7. Prior to the commencement of the development hereby permitted, a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be carried out prior to commencement of any building works on the site and the approved foul sewage drainage scheme shall be implemented prior to the first occupation of any building to which this scheme relates. All drainage works shall be laid out and constructed in accordance with the Water Authorities Associations current edition 'sewers for adoption'
8. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced

in the current/next planting season with others of similar size and species.

10. Prior to the commencement of the development hereby approved, a schedule of landscape maintenance for a minimum period of 5 years, to include the timing of the implementation of the schedule and procedures for the replacement of failed planting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the landscape maintenance shall be carried out in accordance with the approved schedule.
11. Except to allow for the means of access and vision splays the existing hedgerow along the north-west boundary of the site shall be retained and properly maintained at a height of not less than 3 metres, and if any hedgerow plant dies within five years from the completion of the development it shall be replaced and shall thereafter be properly maintained in accordance with this condition.
12. The existing hedgerows along the south-west and south-east boundaries of the site shall be retained and properly maintained at a height of not less than 3 metres, and if any hedgerow plant dies within five years from the completion of the development it shall be replaced and shall thereafter be properly maintained in accordance with this condition.
13. Prior to the commencement of the development hereby approved full details of the provision, landscaping and treatment of open space/play space within the site together with a timeframe for its provision shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the open space/play space shall be landscaped, laid out and completed in accordance with the approved details and retained at all times as open space/play space.
14. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a mitigation strategy for great crested newts, which shall include timing of works, exclusion fencing, the location and design of alternative ponds/habitats together with the timing of their provision, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.
15. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on newts until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.
16. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance or the translocation of any reptile, a strategy for the translocation of reptiles,

which shall include the identification of receptor sites, the management scheme, landscaping and the arrangements for implementation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the strategy shall be carried out in accordance with the approved details.

17. Prior to the commencement of the development hereby approved a full lighting strategy designed in line with Bat Conservation Trust Guidelines is to be submitted and approved in writing by the Local Planning Authority. Thereafter the strategy shall be carried out in accordance with the approved details.
18. No removal of trees recorded as Category 2 shall be carried out except in adherence to the precautionary working methodology outlined in Section 2.40 of the Protected species report submitted with the application which was prepared by CSa Environmental Planning dated September 2014.
19. No removal of hedgerows, trees or shrubs nor works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between 1 March and 31 August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.
20. Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
21. Prior to the first occupation of any of the dwellings hereby approved, all of the estate roads and footpaths servicing that dwelling (except for the final surfacing thereof) shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's 'Conditions and Specifications for the Construction of Roads' and its subsequent amendments.
22. Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details.
23. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to

and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

24. A Travel Information Pack shall be developed in accordance with Oxfordshire County Council guidelines and submitted to the OCC Travel Plans team for approval, prior to first occupation of the site.
25. Prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.
26. Prior to any demolition on the site and the commencement of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition [a], a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation.
27. That prior to the first occupation of any part of the development hereby permitted, fire hydrants shall be provided on site in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.
28. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
29. Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Swalcliffe Park Equestrian, Grange Lane, Swalcliffe

The Committee considered application 14/01762/F for the use of land at Grange Farm for mixed use comprising part agricultural, part equestrian training and competitions (Use Class D2), formation of new access, extension to existing car park and associated work.

Councillor Heath proposed that consideration of the application be deferred to allow for a site visit. Councillor Clarke seconded the proposal. The motion was duly voted on and subsequently fell.

Tim Willis, legal advisor to a group of objectors, addressed the Committee in objection to the application.

Sarah Taylor, the applicant, addressed the Committee in support of the application.

On the advice of the Solicitor, the Chairman proposed that the meeting be adjourned for 20 minutes to allow officers to consider the legal points raised by the objector during his address. Councillor Clarke seconded the proposal.

19.00: Adjournment of meeting

19.20: Reconvening of meeting

The Solicitor advised the Committee that the officer recommendation had changed from approval to deferral to allow officers time to seek legal advice on the comments raised by the legal advisor for objectors.

It was proposed by Councillor Rose Stratford that consideration of application 14/01762/F be deferred to allow officers to seek legal advice on the matters raised by the legal adviser for objectors. Councillor Clarke seconded the proposal.

Resolved

That consideration of application 14/01762/F be deferred to seek legal advice on matters raised by the legal advisor for objectors.

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Land to the West of Garners House, Main Street, Great Bourton

The Committee considered application 14/01843/OUT for an outline application for development of 33 dwellings and a community hall, public open space and associated infrastructure, car parking and landscaping.

Councillor Ken Atack, addressed the committee as Ward Member.

Emma Walker, agent for the applicant, addressed the committee in support of the application.

Sally Leszczynski, Chairman of Bourtons Parish Council, addressed the committee in support of the application.

In reaching their decision, the committee considered the officers' report, written update, presentation and the address of the speakers.

Resolved

That application 14/01843/OUT be approved subject to:

- a) The applicants entering into an appropriate legal agreement to the satisfaction of the District Council, with delegation to the Head of Development Management to secure financial contributions as outlined below:

The Heads of terms relating to the additional development would likely include the following (once all sums are confirmed it will be necessary to consider whether they are CIL compliant):-

CDC Contributions

- Affordable housing - 35%
- Refuse and Recycling - £67.50 per dwelling
- Play areas – a LAP and £31,995.52 commuted maintenance sum
- Hedgerow maintenance - £35.78 per m2
- Balancing pond - £14.91 per m2
- Informal open space 23m2 per person (minimum provision of 1814m² is required) and commuted sum of £25.07 per m2
- Mature tree maintenance – to be confirmed
- Monitoring fee £1,975
- Community hall (discussed below)

OCC Contributions

- £33,000 towards sustaining and improving bus services to and from Great Bourton
- £8,000 towards bus stop infrastructure (shelter on the eastern side of the A423 towards Banbury and for two pole/ flag/ information case units)
- £153,230 – Primary school expansion
- £212,838 – Secondary school expansion
- £7,857 - Special education needs
- £8,838 – Banbury New Library
- £6,655 - waste infrastructure
- £520 – Museum Resource centre
- £1,783 – Central Library
- £3,750 – Administration
- S278 agreement to cover works within the highway

The relocation of the village gateway features and the 30mph speed limit will require alteration to the existing Traffic Regulation Order and may incur a cost

- b) the following conditions with any final revisions/wording to be delegated to the Head of Development Management:
1. No development shall commence until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

2. In the case of the reserved matters, application for approval shall be made not later than the expiration of one year beginning with the date of this permission.
3. The development to which this permission relates shall be begun not later than the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.
4. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: application forms, Design and Access Statement (dated January 2015), other technical reports and surveys submitted with the application and site location plan (drawing number P002).
5. No more than 33 dwellings shall be accommodated on the site.
6. That no development shall take place until a full Arboricultural Survey, Method Statement and Arboricultural Impact Assessment, tree protection plan and report on all existing trees and hedgerows within and around the perimeters of the site have been submitted to and approved in writing by the local planning authority. The survey and report shall include details of all trees and hedgerows to be removed and those to be retained; and the methods to protect the retained trees during the course of the development. The development shall be carried out in accordance with the approved details.
7. Except to allow for the means of access and vision splays the existing hedgerow/trees along the north, west and south boundaries of the site shall be retained and properly maintained and any hedgerow/tree which may die within five years from the completion of the development shall be replaced and shall thereafter be properly maintained in accordance with this condition.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.
9. Prior to the commencement of the development, full design details of the equipment and layout of the Local Area of Play (LAP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the LAP shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

10. Prior to the commencement of the development hereby approved, including any works of site clearance, a Landscape and Ecology Management Plan (LEMP) and method statement for protected species and biodiversity enhancements, together with long-term maintenance, has been submitted to and approved in writing by the local planning authority. The LEMP and method statement shall be carried out and retained in accordance with the approved details.
11. No removal of hedgerows, trees or shrubs shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.
12. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a report regarding badgers, which shall include details of a recent survey (no older than six months), any mitigation, whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
13. Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity on site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
14. All species used in the planting proposals associated with the development shall be native species of UK provenance.
15. No development shall commence on site until a Construction Traffic Management Plan providing full details of the phasing of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during the peak traffic periods and an agreed route to the development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.
16. Prior to the first occupation of the development hereby approved, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter,

the approved Travel Plan shall be implemented and operated in accordance with the approved details.

17. Prior to the commencement of any part of the development hereby approved the public right of way shall be protected and fenced in accordance with details to be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the public right of way shall remain fenced and available for use throughout the construction phase. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that may obstruct or dissuade the public from using the public right of way whilst development takes place.
18. No changes to the public right of way direction, width, surface, signing or structures shall be made without prior permission approved by the Countryside Access Team or necessary legal process.
19. Prior to the commencement of the development, full details of the proposed kissing gates shall be submitted to and approved in writing by the Local Planning Authority. The kissing gates shall be installed prior to the occupation of the development.
20. Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
21. If a potential risk from contamination is identified as a result of the work carried out under condition 20, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
22. If contamination is found by undertaking the work carried out under condition 21, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's

'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

23. If remedial works have been identified in condition 22, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 22. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
24. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.
25. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.
26. Prior to the submission of a reserved matter application, a drainage strategy detailing any on and/or off site drainage works to accord with Sustainable Urban Drainage principles, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
27. Prior to the commencement of the development hereby approved, full details of the fire hydrants to be provided or enhanced on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced in accordance with the approved details and retained as such thereafter.

60 High Street, Banbury

The Committee considered application 14/01876/F for the change of use from A1 (vacant) to A2 (letting agent).

In reaching their decision, the committee considered the officers report and presentation.

Resolved

That application 14/01876/F be approved, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, site location plan and drawing number MC-BAN-CHOU.
3. The ground floor of the building shall be used only for the purpose of a letting agent/estate agent and for no other purpose whatsoever, including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

186

The Barnhouse, Mollington Road, Claydon

The Committee considered application 14/01633/F for the extension to existing dwelling together with retention of portacabin for the duration of the building works.

In introducing the report, the Planning Officer apologised that a decision notice had erroneously been sent to interested parties and confirmed that the decision had not yet been taken on the application as it was for Members to determine.

Councillor Ken Atack addressed the Committee as Ward Member.

David Hill, a local resident, addressed the Committee in objection to the application.

Carl Middleditch, agent for the applicant, addressed the Committee in support of the application.

In reaching their decision, the committee considered the officers' report, presentation and the addresses of the speakers.

Resolved

That application 14/01633/F be approved, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, site location plan and drawing number 2286/05 rev A.

3. Prior to the commencement of the development hereby approved, samples of the colour/finish of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
4. Notwithstanding the development hereby approved, the remaining walls and roof of the barn shall not be removed without the prior express consent of the Local Planning Authority.
5. The portakabin hereby approved shall only remain on site for the duration of the building works relating to the application and shall only be occupied by the current occupants of 'The Barnhouse' for the duration of the works. Within two months of the occupation of the development hereby approved, the portakabin shall be removed from the site in its entirety.

187 **The Barnhouse, Mollington Road, Claydon**

The Committee considered application 14/02090/F for the insertion of windows into existing dwelling.

In reaching their decision, the committee considered the officers' report and presentation.

Resolved

That application 14/02090/F be approved, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, site location plan and drawing number 2286/06 rev A.
3. Prior to the commencement of the development hereby approved, samples of the colour/finish of the windows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

188 **Bridge north east of The Duck on the Pond over the River Swere South Newington**

The Committee considered application 14/02091/LB to strengthen the bridges central arch barrel, by using the Goldhawk Helifix System, i.e. the introduction of stainless steel reinforcement, cut into chases in the intrados stonework of

the arch barrel and set in resin and to replace the kerbs, re-surface the west verge, pave the east verge and re-surface the carriageway over the bridge.

John Braithwaite, Chairman of South Newington Parish Council addressed the committee in support of the application.

In reaching their decision, the committee considered the officers' report, presentation, written update and the address of the public speaker.

Resolved

That application 14/02091/LB be approved, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement, Location Plan and drawings numbered: B0107/1100 and B0107/2402
3. The resin to be used to secure the Helifix Helibars shall be coloured to match the existing stonework of the bridge.
4. Any remedial stonework necessary for the repair or making good shall be carried out in natural stone of the same type, texture, colour and appearance as the stone on the existing structure and shall be laid, dressed, coursed and pointed to match that of the existing stonework.

189

2 Friars Hill Flats Friars Hill Wroxton

The Committee considered application 14/02095/F for the subdivision of Flat 2 into two separate flats.

In reaching their decision, the committee considered the officers' report and presentation.

Resolved

That application 14/02095/F be approved, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, site location plan and proposed floor plan drawings.
3. The parking and manoeuvring area shall be kept free of obstructions at all times and used only for the specified purpose.

190 **Proposed changes to the scheme of delegation to the Head of Development Management**

The Head of Development Management submitted a report to seek the agreement of the Planning Committee to proposed revisions to the current scheme of delegation to the Head of Development Management as set out in the council's Constitution.

Resolved

- (1) That the revisions to the scheme of delegation to the Head of Development Management proposed in the report (annex to the Minutes as set out in the Minute Book) be supported.
- (2) That Full Council be recommended to agree the Proposed changes to the scheme of delegation to the Head of Development Management.

191 **Public Speaking at Planning Committee and Members' Planning Code of Conduct**

The Head of Law and Governance submitted a report to consider minor amendments to the procedure for requests by the public to address the Planning and to consider a proposed Members' Planning Code of Conduct to replace the current Good Practice Guidance on Planning Matters contained in Part 3 of the Constitution.

Councillor Macnamara proposed that the scheme be amended to allow members of the public, Ward Members and Committee Members may not show plans, drawings, video clips, photographs or circulate written material. Councillor Reynolds seconded the proposal. The motion was duly voted on and subsequently fell on the Chairman's casting vote.

Councillor Macnamara proposed that the order of speaking within scheme be amended to allow the objectors to speak last, after the applicant/supporters. The motion was duly voted on and subsequently fell.

In response to Members' comments, the Democratic and Elections Team Leader explained the revisions still allowed members of the public to submit a written request to address Planning Committee. The revisions now allowed requests by telephone as well, which was previously not permitted.

Resolved

- (1) That Full Council be recommended to agree the minor amendments to the procedure for requests by the public to address the Planning Committee (Annexes to the Minutes as set out in the Minute Book).
- (2) That Full Council be recommended to adopt the Members' Planning Code of Conduct and Bias and Predetermination: A Guidance Note for Members (Annexes to the Minutes as set out in the Minute Book).

- (3) That authority be delegated to the Head of Law and Governance, in consultation with the Lead Member for Planning and the Chairman of the Planning Committee, to finalise the amended public speaking procedure and members' Code of Conduct for submission to Council.

192 **Decisions Subject to Various Requirements**

The Head of Development Management submitted a report which informed Members upon applications which they had authorised decisions upon subject to various requirements which must be complied with prior to the issue of decisions.

Resolved

- (1) That the position statement be accepted.

193 **Appeals Progress Report**

The Head of Development Management submitted a report which informed Members on applications which had been determined by the Council, where new appeals have been lodged, public Inquiries/hearings scheduled or appeal results achieved.

Resolved

- (1) That the position statement be accepted.

194 **Tracey Morrissey, Principal Planning Officer**

The Chairman advised the Committee that this was the Principal Planning Officer's last meeting as she would be leaving the authority.

The Committee thanked the Principal Planning Officer for her hard work and support to the Committee and wished her every success in the future.

The meeting ended at 9.10 pm

Chairman:

Date: