

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday, 5 February 2019

Time: 6.30pm

Place: Council Chamber

Present: Councillors: David Cullen (Chair) (Chair), Maureen McKay (Vice-Chair) (Vice Chair), Doug Bainbridge, Lloyd Briscoe, Michael Downing, Michelle Gardner, Jody Hanafin, Lizzy Kelly, Graham Lawrence, John Lloyd and Graham Snell

Start / End Start Time: 6.30pm
Time: End Time: 8.15pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Liz Harrington.

There were no declarations of interest.

2 MINUTES - 8 JANUARY 2019

It was **RESOLVED** that the minutes of the Planning and Development Committee held on 8 January 2019 be approved as a correct record and signed by the Chair.

3 18/00416/FPM - BANK HOUSE, PRIMETT ROAD, STEVENAGE

The Committee considered an application for the reconfiguration of existing offices (basement, ground and first floor level) and six storey extension.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination of the application were its acceptability in land use policy terms, impact on the character and appearance of the conservation area, impact on amenities, means of access and highway safety, impact on the environment, development and flood risk.

The Chair invited Ms Anthea Craine, an objector to address the Committee. Ms Craine's objections related to the overbearing and dominating nature of the proposal, the loss of sunlight and daylight to the properties in George House, the increase of traffic on the highway network and also the lack of evidence that additional office space was needed in the Town.

The Chair then asked Mr Pender, Planning Consultant to respond on behalf of the applicant. Mr Pender advised that the application sought to deliver fit for purpose office space needed in Stevenage as evidenced within the Emerging Local Plan. The Committee was informed that the applicant had given careful consideration and

had instructed reports to be made around the issues of daylight and sunlight which had resulted in the conclusion that the development would not have a detrimental effect on the levels of light currently received by neighbouring residential properties.

The Chair thanked Ms Craine and Mr Pender and invited the Principal Planning Officer to continue with his presentation.

Members were advised that the principle of office development on this site was acceptable as it would help to deliver the much needed employment space which was evidenced within the Emerging Local Plan. In addition, the Committee was advised that the development would impact on the vitality and viability of Stevenage Town Centre. The Principal Planning Officer advised the Committee that the development had been carefully designed so as not to have a detrimental impact on the setting of the Old Town Conservation and the nearby Grade II Listed Building as well as the wider street scene. Furthermore, the Committee was advised that the proposed development would not have a detrimental impact on the amenities of neighbouring properties and the Highways Authority (Herts County Council) had been consulted and had advised that the development would not prejudice highway safety.

In response to a question regarding the shortfall in parking on-site, officers advised that an agreement had been reached with the Council's Car Parking Manager to secure permits to allow staff to park within the nearby Council owned car parks. Further to this, the site was deemed to be in a sustainable location with the provision of secured cycling facilities for staff. In addition, the site was accessible to the High Street where there were local facilities for future employees including bus stops and nearby cycleways. The development would have an acceptable drainage strategy and subject to conditions, issues with contamination would be carefully controlled.

In response to a number of questions from Members, the Principal Planning Officer advised that comprehensive assessments had been carried out in accordance with BRE Good Practice guidelines, in relation to the loss of daylight and sunlight to neighbouring properties. Those assessments concluded that the proposed development would not have a detrimental impact on the levels of light currently received within those properties.

A question was raised regarding the visual impact on the conservation area. Officers advised that the application site fell just outside of the Old Town Conservation Area and was situated between modern buildings to the south and east of the site. Although the building would be visible from interspersed view points along the High Street, it was considered that due to the eclectic mix of modern architecture in the immediate vicinity of the site, on balance the development would not generate substantial harm to the setting of the Conservation Area, the Grade II Listed Building or the wider street scene.

Members were concerned that the need for new office space had not been justified and gave examples of vacant office space already in existence around the town. Officers reiterated that it had been established through the Local Plan process that Stevenage could only accommodate half of its predicted employment growth over the 20 years of the Local Plan period. It was also confirmed that there was a lack of

high quality office space available within Stevenage.

It was **RESOLVED**:

1. That planning permission be GRANTED subject to the applicant having first entered into and completed a S106 legal agreement to secure/provide financial contributions towards:-

- A financial contribution towards sustainable transport infrastructure in Stevenage Town Centre and cycle network; and
- The cost of assessing and evaluating the Travel Plan.

The detail of which be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

BH17-PL-A201 D1; BH17-PL-A202 C; BH17-PL-A203 A; BH17-PL-A204 A; BH17-PL-A204 A; BH-PL-A206 A; BH17-PL-A207 A; BH17-PL-A208 A; BH17-PL-A209 A; BH17-PL-A220 A; BH17-PL-A221; BH17-PL-A222 A; BH17-PL-A223; BH17-PL-A230 A; BH17-PL-A231; BH17-PL-A232; BH-PL-A233; BH17-PL-A302; BH17-PL-A301; BH17-PL-A401; BH17-PL-A404; Cycle Storage Plan; Short Term and Visitor Parking Plan.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be constructed in accordance with the materials and finishes as set out in the application.
- 4 Notwithstanding the details specified in the application submission, no landscaping works shall commence until a scheme of soft and hard landscaping and details of the treatment of all hard surfaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting to take place including species, size and method of planting as well as details of landscape management (including long term design objectives, management responsibilities and maintenance responsibilities for all landscape areas). The approved landscaping scheme shall be implemented within the first available planting season following the first occupation of the buildings or the completion of the development whichever is the sooner.
- 5 Any trees or plants comprised within the scheme of landscaping, 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 next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

- 6 No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. These times apply to work which is audible at the site boundary.
- 7 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to first occupation of the development. Any external lighting shall accord with the details so approved.
- 8 Prior to the commencement of development, a Construction Management Plan/Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved statement. The Construction Management Plan/Method Statement shall address the following matters:-
 - (i) Details of construction phasing programme (including any pre-construction demolition or enabling works);
 - (ii) Hours or operations including times of deliveries and removal of waste;
 - (iii) The site set-up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
 - (iv) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
 - (v) Details of the provisions for temporary car parking during construction;
 - (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
 - (vii) Screening and hoarding;
 - (viii) End of day tidying procedures;
 - (ix) Construction and storage compounds (including areas designated for car parking);
 - (x) Siting and details of wheel washing facilities;
 - (xi) Cleaning of site entrances, site tracks and the adjacent public highway; and
 - (xii) Disposal of surplus materials.

- 9 No development, including site clearance or demolition works, shall commence until a scheme of dust control measures has been submitted to and approved in writing by the Local Planning Authority and shall be adhered to throughout the construction period. Dust and airborne particles from operations on site shall be minimised by spraying with water or by carrying out of other such works that maybe necessary.
- 10 The development hereby permitted shall not be occupied until the proposed access has been constructed as identified on drawing number BH17-PL-A201 C1 the existing access has been closed and the existing footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 11 No development shall take place until a detailed Site Waste Management Plan (SWMP) to detail how waste materials generated as a result of the proposed demolition and/or construction methods shall be disposed of, and detail the level and type of soil to be imported to the site as part of the development has been submitted to and approved in writing by the Local Planning Authority.
- 12 Prior to the first occupation of the development hereby permitted the approved secure cycle parking areas and public cycle parking shall be constructed in accordance with the approved details submitted with this planning application and shall be permanently retained in that form thereafter.
- 13 Prior to the first occupation of the development hereby permitted the approved refuse and recycle stores shall be constructed in accordance with the details submitted with this application and shall be permanently retained in the form.
- 14 Prior to the first occupation of the development hereby permitted the basement car parking area shall have been fully constructed, surfaced and permanently marked out. The car parking areas so provided shall be maintained and retained permanently and shall be used for no other purpose at any time.
- 15 No development shall take place (excluding demolition and site clearance) until details of Electric Vehicle Charging Points have been submitted to and approved in writing by the Council as the Local Planning Authority. The approved Electric Vehicle Charge Points shall be installed in accordance with the approved details and thereafter permanently retained.
- 16 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy, prepared by Create Consulting Engineers Ltd, Ref. JJ/CS/P17-1397/02, dated 4 June 2018 and the following mitigation measures detailed within the drainage strategy:

1. Limiting the surface water run off generated by the 1 in 100 year + 40% for climate change critical storm to a maximum rate of 12.0 l/s.

2. Implementing appropriate drainage strategy based on attenuation and discharge into Thames Water surface water sewer, including SuDS features as indicated on drawing title Proposed Ground flood plan (Permeable paving area), Project number BH17-PL-A202, date 16/03/18; Proposed Roof plan (Blue roof), project number BH17-PL-A210 date 16/03/18 and Proposed basement plan (Geocellular storage), project number BH17PL-A201, date 16/03/18.

3. Providing attenuation to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

- 17 No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The scheme shall also include;
1. Updated surface water drainage calculations and modelling for all rainfall events up to and including the 1 in 100 year + climate change event, including the whole site area.
 2. Clarification as to where the drain at the entrance of the basement will be connecting and supporting calculations.
 3. Updated full detailed surface water drainage plan showing the proposed discharge point to Thames Water sewer, the location of the proposed SuDS features, the pipe runs, size and node numbers.
 4. Detailed engineered drawings of the proposed SuDS features including their, size, volume, depth and any inlet and outlet features including any connecting pipe runs, node numbers along with all corresponding detailed calculations/modelling.
 5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
 6. In case of informal flooding within the site this should be shown on a plan including extent and depth.
 7. Exceedance flow paths for surface water for events greater than the 1 in 100 year + climate change.
- 18 Upon completion of the development a final management and maintenance plan must be supported by a full set of as-built drawings, a post construction location plan of the SuDS components cross-referenced with a maintenance diagram to secure the operation of the scheme throughout its lifetime.
- 19 A watching brief must be kept during initial site preparation works to identify

any potentially contaminated materials likely to be present. In the event contamination is found during site clearance and/or construction phase of the development, undertake an appropriate investigation and provide a remediation strategy which is to be submitted to and approved in writing by the Local Planning Authority. This investigation and assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets,
- woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems.

- 20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 19, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition.
- 21 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 22 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.
- 23 Within 6 months of implementing the permission hereby approved, the applicant shall submit a final Travel Plan with the object of reducing staff

travelling to the development by private car which shall be implemented after its approval by the Local Planning Authority.

INFORMATIVE

Hertfordshire Constabulary Crime Prevention Design Advisor.

The proposed development should achieve Secured by Design (SBD) accreditation in order for it to comply with current Building Regulations. The Police Crime Prevention Design Advisor can be contracted by telephone on 01707 355227 or by email on mark.montgomery@herts.pnn.police.uk.

4 18/00515/S106 - LAND AT SIX HILLS HOUSE, LONDON ROAD, STEVENAGE

The Committee considered an application for the variation of “Contribution Trigger Event” under Section 1 and additional mortgagee clause imposed to Section 2 of the S106 Agreement (dated 6 December 2017) approved under planning application 16/00482/FPM.

The Principal Planning Officer gave an introduction to the Committee. He advised that all of the proposed changes to the S106 Agreement were minor in nature and would allow the developer sufficient time to reach agreement with Network Rail, UK Power Networks and Thames Water. In addition, the additional mortgagee clause related to a hypothetical position should the landowner go into administration and they would be responsible for all the obligations set out in the agreement. As such Members were advised that the proposed changes would not weaken the Council’s position in any way.

It was **RESOLVED:**

That the variation to the definition “Contribution Trigger Event” be agreed and that an additional clause be added to Section 2 of the S106 agreement dated 6 December 2017 and that authority be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed Solicitor on behalf of the Council to agree the precise wording of the variation to the S106 agreement.

5 18/00746/FP - GARAGE ON SYMONDS GREEN COMMON, SYMONDS GREEN LANE, STEVENAGE

The Committee considered an application for the demolition of a double garage and reinstatement of Common Land.

The application was before the Committee for determination as the landowner was Stevenage Borough Council.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. He advised that the main issues for consideration in the determination of the application were the impact upon the character and appearance of the conservation area and the common, impact on amenity, the environment and

ecology.

Members agreed that the proposed demolition of the existing garages and reinstatement of the land as Common would enhance the character and appearance of the Symonds Green Conservation Area and Common. In addition the development would enhance the visual amenities of the wider street scene and would not harm the amenities of the wider street scene, nor would there be a detrimental impact on protected species.

It was **RESOLVED** that Planning Permission be GRANTED subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Garage Location Map.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. No demolition works relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time except between the hours of 08:00 and 17:00 Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays.

6 **18/00732/FP - LAND TO THE FRONT OF 15 LANGTHORNE AVENUE, STEVENAGE**

The Committee considered an application for the conversion of existing parking lay-bys and amenity land into end on parking bays with additional footpaths adjacent to the kerbs.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. Members were advised that the main issues for consideration in the determination of the application were the impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

Members noted that the proposed change of use and the creation of the additional parking facilities was not considered to harm the form and function of the structural open space nor be detrimental to the character and appearance of the area. Furthermore, it was considered that the works would not harm the amenities of the occupiers of adjoining nearby premises or cause any detriment to highway safety.

In response to questions, Officers advised that the street lighting in the vicinity would remain as it was now and that the work to the trees in the area would only affect the crowns and not the roots of the trees.

It was **RESOLVED**:

Planning permission be GRANTED subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: RS/LAN/01; RS/LAN/02a; RS/LAN/03.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
4. No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
5. The development hereby permitted shall not be brought into use until the proposed access and surfacing work has been constructed as identified on drawing number RS/LAN/02a to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
6. Prior to the commencement of the development hereby permitted, the crowns of the trees which are affected by the development hereby permitted shall be reduced by 20%.

INFORMATIVE

Hertfordshire County Council as Highways Authority

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/businessanddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

7 18/00733/FP - LAND TO THE FRONT OF 2 TO 12 BOXBERRY AVENUE, STEVENAGE

The Committee considered an application for the change of use of public amenity land to hardstand to provide additional parking.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council and the works were proposed on behalf of the Council by the Engineering Services Section.

The Principal Planning Officer gave an introduction to the Committee. The Committee was advised that the main issues for consideration in the determination of the application were the impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

Members were pleased to note that the change of use and the creation of the additional parking facilities were not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area, the impact on neighbour amenity and the acceptability of the new parking in highway safety terms.

It was **RESOLVED** that Planning permission be GRANTED subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: RS/BOX/01; RS/BOX/02a; RS/BOX/03.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
4. No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
5. The development hereby permitted shall not be brought into use until the proposed access and surfacing work has been constructed as identified on drawing number RS/BOX/02a to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

INFORMATIVE

Hertfordshire County Council as Highways Authority

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will

need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/businessanddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

8 **18/00734/FP - 76 BROOK DRIVE, STEVENAGE**

The Committee considered an application for the change of use of public amenity land to hardstand to provide additional parking.

The application was before the Committee for determination as the applicant and landowner was Stevenage Borough Council and the works were proposed on behalf of the Council by the Engineering Services Section.

The Principal Planning Officer gave an introduction and visual presentation to the Committee. The Committee was advised that the main issues for consideration were the impact of the loss of this piece of amenity land on the character and appearance of the area, the impact on neighbour amenity, the acceptability of the new parking in highway safety terms and development and flood risk.

Members were also informed that although the site was designated as a Green Link which was integrated into the original design of Stevenage New Town, the proposed development did not detrimentally impact upon the overall structural integrity of the green link. Furthermore, the works would not harm the amenities of the occupiers of adjoining premises or cause any detriment to highway safety.

It was **RESOLVED:**

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: RS/BRO/01; RS/BRO/02; RS/BRO/03.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The materials to be used in the construction of the new parking spaces hereby permitted shall be as specified on the drawings and application details forming part of this application.
4. No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0900 and 1330 on Saturdays.
5. The development hereby permitted shall not be brought into use until the proposed access and surfacing work has been constructed as identified on drawing number RS/BRO/02 to the current specification of Hertfordshire

County Council and to the Local Planning Authority's satisfaction.

6. Prior to the commencement of the development hereby permitted, the crown of the Oak tree which is affected by the development hereby permitted shall be reduced by 20% including the removal of dead wood. In addition, the small trees and shrubs as identified on drawing number RS/BRO/02 shall be removed.

INFORMATIVE

Hertfordshire County Council as Highways Authority

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/businessanddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

9 INFORMATION REPORT - DELEGATED DECISIONS

Noted.

10 INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

Noted.

11 URGENT PART I BUSINESS

The Development Manager gave an update to the Committee on the latest situation with regard to the Local Plan.

Members were advised that the Secretary of State's temporary Holding Direction on the plan, was still in place with no date due on when it might conclude. As a result the Council has started legal proceedings to help resolve the issue. In the meantime, officers gave assurances that planning applications would continue to be determined in the usual way.

12 EXCLUSION OF THE PRESS AND PUBLIC

Not required.

13 URGENT PART II BUSINESS

None.

CHAIR