

STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Tuesday, 5 September 2017

Time: 6.30 pm

Place: Council Chamber - Council Chamber

Present: Councillors: David Cullen (Chair) (Chair), (Vice Chair), Margaret Notley, Lloyd Briscoe, Rob Broom, Laurie Chester, Michelle Elaine Gardner, Liz Harrington, John Lloyd, Andy McGuinness, Maureen McKay and Doug Bainbridge

Start / End Start Time: 6.30 pm
Time: End Time: 7.40 pm

1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were submitted on behalf of Councillors Bainbridge, Downing, Fraser and Lawrence.

2 **MINUTES - 8 AUGUST 2017**

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on held on 8 August are approved as a correct record and signed by the Chair.

3 **17/00389/FPM - LAND TO THE WEST OF GRESLEY WAY AND TO THE SOUTH OF FERRIER ROAD STEVENAGE**

The Committee considered an application for the erection of 43 residential dwellings with associated access, internal road layout, drainage, landscaping and infrastructure.

The Development Manager gave an introduction to the Committee.

The Committee was advised that 14 of the 43 dwellings to be provided on-site would be affordable and would either be social rented housing or low cost market housing. The residential development would comprise predominantly traditional two and two and a half storey dwellings but also include an apartment block of four units and a smaller unit containing two flats close to the entrance of Ferrier Road. There would be two vehicular access points into the site.

The Committee was advised that six objections to the application had been received. The grounds of objection included increase in traffic to an already busy area, the removal of recreational land, disruption to residents during construction and the creation of a potential rat run for motorbikes and mopeds.

In response to the objections, the Development Manager advised that Herts County Council had no objections to the proposal subject to the recommended conditions contained in the report.

In relation to land use policy considerations, the Committee was advised that it was considered that the proposal would represent an appropriate residential use of this site. The residential development of the site complied with the National Planning Policy Framework and the adopted Local Plan which had allocated this site for housing. Additionally, the proposal complied with the emerging Local Plan by providing the necessary level of affordable housing on site and provided an appropriate mix of housing.

Officers informed Members that it was considered the proposal would have an acceptable impact on the character and appearance of the area, an appropriate design would also avoid any detrimental impact to the amenity of neighbouring occupiers. Additionally, the proposed scheme would not adversely affect the operation or safety of the local highway network and would provide a sufficient level of both car and cycle parking. Issues relating to wildlife, trees, open space provision, affordable housing and developer contributions would also be satisfactorily addressed through the use of conditions or a s106 legal agreement.

It was **RESOLVED:**

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: -

- The provision of 32.5% affordable housing on site;
- Primary education, secondary education and youth services;
- The improvement of outdoor sports facilities and children's play space;
- The improvement of the existing bus stops in the vicinity of the application site;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction with an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans: 088-001B, 088-PL-101D, 2016/3491/002D, E16-091-101P3, 088-PL200, 088-PL201, 088-PL202, 088-PL203, 088-PL204, 088-PL205, 088-PL206, 088-PL208, 088-PL210A, 088-PL211 and 088-PL212.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by

the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- 4 No development 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. The scheme shall also include a schedule of works for the trees on the boundaries of the application site. 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.
- 7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:
 - Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
 - Construction and storage compounds (including areas designated for car parking);
 - Siting and details of wheel washing facilities;
 - Cable trenches within the public highway that affect traffic movement of existing residents and highway users;
 - Foundation works;
 - Substation building;
 - Cleaning of site entrances, site tracks and the adjacent public highways;
 - Disposal of surplus materials.
- 8 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Construction Traffic Management Plan shall include construction vehicle numbers and routing of

construction traffic. The construction of the development shall then be carried out in accordance with the approved Plan.

- 9 No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
- 10 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
- 11 Within the areas to be fenced off in accordance with condition 10, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Drainage Statement carried out by SDP Consulting Engineers, Job No. E16.091, Issue 2 dated of June 2017 including the following mitigation measures detailed within the FRA:
 1. 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 + climate change event.
 2. Implementing appropriate drainage strategy based on attenuation and discharge into Thames sewer including SuDS features as indicated on drawing No. E16-091-101 Rev. P3 – Drainage Layout, prepared by Hill dated of 12.06.17.
 3. Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s/ha for the 1 in 100 year plus 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.

- 13 No development shall take place until the final design of the drainage scheme is completed and sent to the Local Planning Authority for approval. The scheme shall include;
 1. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

- 14 No development shall commence until a scheme to provide suitable bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.
- 15 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing hedging on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.
- 16 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation set out above.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis and publication where appropriate.

- 17 The development hereby permitted shall not commence until the proposed junction from Chells Park access road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 18 The development hereby permitted shall not be occupied until the proposed

junction from Chells Park access road has been constructed and the junction improvement works as identified on the 'in principle' details on drawing no. 2016/3491/002 revision D have been provided to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

- 19 Before the driveways to all dwellings are first brought into use, pedestrian visibility splays of 0.65 metres by 0.65 metres each side shall be provided and permanently maintained. Within this area there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the junction with the edge of the carriageway of the highway respectively, along the access roads of the application site and from the intersection point along the edge of the carriageway.
- 20 The development hereby permitted shall not commence until the proposed access from Ferrier Road has been constructed to base course construction for the first 20 metres as identified on the 'in principle' details on drawing no. 088-PL101 revision C to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 21 The gradient of the access roads shall not be steeper than 1 in 20 for at least the first 20 metres from the edge of the carriageway.
- 22 No development shall commence until a scheme that demonstrates a precautionary approach in any development with regard to nesting birds, bats, reptiles and amphibians and also how the recommendations within the Preliminary Ecological Appraisal (Landscape Planning Ltd September 2016) are to be brought forward through the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before and during the course of the development.

4 **17/00376/FPM - DUPONT (UK) LTD, WEDGWOOD WAY**

The Committee considered an application for the erection of apartment building containing 70 apartments with associated access, parking and landscaping.

The Development Manager gave an introduction to the Committee. He advised that the application site comprised the northern most part of the former DuPont site where construction had commenced on the residential dwellings approved under a previous outline planning permission. The proposed apartment block would be set back from Wedgwood Way with a significant area of open space and landscaping in front of the building.

The Committee noted that the main issues for consideration in the determination of this application were its acceptability in land use policy terms, the impact on the

character and appearance of the area; the impact on both existing neighbouring amenities and future residential amenity; the effect of the proposals on the highway network and the adequacy of parking provision.

Officers advised that it was considered that whilst the application site was designated within the Pin Green employment area in the adopted Local Plan, there were now significant material considerations that outweighed the policy position of protecting this site for employment use. These factors comprised the fact that the residential use of the site had been accepted through the grant of both the outline permission and reserved matters approvals, the current lack of a five year housing land supply and the fact that the site had been taken out of employment use in the emerging Local Plan.

The Committee were also advised that the proposal would have an acceptable impact on the character and appearance of the area, would not harm neighbouring residential amenity, it would not adversely affect the operation or safety of the local highway network and it would provide a sufficient level of both car and cycle parking. Finally, issues relating to trees, affordable housing and developer contributions could be satisfactorily addressed through the use of conditions or a s106 legal agreement.

It was **RESOLVED:**

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: -

- The provision of 17 affordable housing units on site;
- Primary education and youth services;
- The improvement of outdoor sports facilities and children's play space;
- The improvement of existing bus stops in the vicinity of the application site;
- The provision of fire hydrants.

The detail of which would be delegated to the Assistant Director of Planning and Regulation in conjunction an appointed solicitor on behalf of the Council and subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in general accordance with the following approved plans: 160105-625D, (63) SW (--)-002P2, 160105-624F, 4160638-1210P1, 4160638-SK1200P2, 4160638-SK1201P2 and 4160638-SK1202P2.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- 4 No development 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 and shall also include a schedule of works for the trees in the tree belt on the western boundary of the site. 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.
- 7 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:
 - Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
 - Construction and storage compounds (including areas designated for car parking);
 - Siting and details of wheel washing facilities;
 - Cable trenches within the public highway that affect the traffic movement of existing residents;
 - Foundation works that affect traffic movements of existing residents;
 - Substation building;
 - Cleaning of site entrances, site tracks and the adjacent public highways;
 - Disposal of surplus materials.
- 8 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Construction Traffic Management Plan shall include construction vehicle numbers and routing of construction traffic. The construction of the development shall then be carried

out in accordance with the approved Plan.

- 9 The development hereby permitted shall not be occupied until the proposed access road has been constructed as identified on drawing number 16 0105-625 revision D to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.
- 10 Prior to occupation the access road shall be provided 5.5 metres wide for the first 15 metres complete with the surfacing course. The principal access road shall be 5.0 metres wide with the kerb radii along the internal layout being 6.0 metres and at the access to Wedgwood Way it shall be 8.0 metres which shall be complete with tactile crossing features.
- 11 No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.
- 12 No development, including any site clearance or demolition works, shall commence until the trees and hedges to be retained on the site and immediately adjacent to the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.
- 13 Within the areas to be fenced off in accordance with condition 12, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.
- 14 No development shall commence until a Travel Plan, with the object of reducing residents travelling to the development by private car, has been submitted to and approved in writing by Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved scheme on the occupation of the first dwelling unless otherwise agreed in writing with the Local Planning Authority.
- 15 No development shall commence until a scheme to provide suitable bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.
- 16 Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing hedging on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.

- 17 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation set out above.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis and publication where appropriate.

- 18 The apartment building shall not be occupied until such time as the agreed noise mitigation measures have been provided which shall include 2m high quality close-boarded fencing on the northern boundary of the site, double glazing and good acoustic passive ventilation.

5 **APP REF: 17/00532/FP - SYMONDS GREEN COMMUNITY CENTRE, FILEY CLOSE, STEVENAGE**

The Committee considered an application for the extension of 2.4m high green metal fence and retention of a 1.2m wide footpath

Councillor M Notley declared a personal interest in this item as the Chair of the Symonds Green Community Centre Management Committee and indicated that she would not take part in the vote.

Councillor L Chester also declared a personal interest in this item 5 as a Member of the Symonds Green Community Centre Management Committee and indicated that she would not take part in the vote.

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

The Development Manager gave an introduction to the Committee. The Committee

was advised that the submitted plans identified the fence being moved out between 1.7m and 2.1m eastwards and the existing 2.4m high fence being relocated. The new 1.2m paved footpath would run from the patio area adjacent to the recently constructed front extension along the eastern side of where the relocated fence was proposed, linking to the cycleway/footpath to the north of the Community Centre.

Officers informed Members that the proposed relocation of the fence and enlargement of the existing outdoor play area along with the newly created footpath 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. Furthermore, the works would not harm the amenities of the occupiers of the nearest adjoining residential premises.

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: 061-C-001, 061-C-003-29, 061-C-003-30.
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 fencing and footpath hereby permitted shall be as specified on the drawings and application details forming part of this application.

6 APP REF: 17/00452/FP - LAND TO THE FRONT OF 9-35 HOLLY LEYS, STEVENAGE

The Committee considered an application for the change of use of public amenity land to create new car parking area.

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

The Development Manager gave an introduction to the Committee. He advised that the proposed change of use of this area of land and the creation of the additional parking facilities was not considered to harm the form and function of the structural open space or be detrimental to the character and appearance of the area. Furthermore, the works would not cause any significant harm to the amenities of the occupiers of adjoining premises or cause any detriment to highway safety. The proposal would provide for much needed additional off street car parking to serve the area.

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/HOLL/01, RS/HOLL/03, RS/HOLL/02B.
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. Prior to the first use of the parking spaces hereby permitted, details shall be submitted to and agreed in writing by the Local Planning Authority of the replacement landscaping and trees and their locations in order to offset the loss of the existing trees and landscaping at the site. The replacement planting shall be undertaken as agreed in the first available planting season following the completion of the works.
6. If within a period of five years from the completion of the development the replacement landscaping and trees die, are removed or become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

7 **APP REF: 17/00338/S106 - LAND BOUNDED BY BRAGBURY LANE, PEMBRIDGE GARDENS AND BLENHEIM WAY, STEVENAGE**

The Committee considered an application to seek permission to modify the wording of Schedule 2 to vary the timing of the payment of financial contributions relating to the development on the land bounded by Bragbury Lane, Pembridge Gardens and Blenheim Way, Stevenage.

The Development Manager gave an introduction to the Committee. The Committee was advised that the application sought permission to modify the wording of Schedule 2 to vary the timing of the payment of financial contributions to be made after the sale of the first dwellinghouse on the site. The applicant had advised the Council that due to financial constraints, cash flow issues and high build out costs (including the costs of pile and beam foundations), they were unable to make payment of the financial contributions specified in the legal agreement until the sale of the first house. No other changes were proposed to either the planning permission or the accompanying S106 agreement.

Officers clarified to the Committee that it was considered that the proposed variation was reasonable as it would still ensure the Council received the required financial

contributions as set out in the Agreement and these contributions would still be index linked.

It was **RESOLVED**:

That the variation of the S106 agreement be agreed 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.

8 APP REF: 17/00255/ENF - 113 THE PASTURES, STEVENAGE

The Committee considered an application relating to 113 The Pastures, Stevenage.

The Development Manager gave an introduction to the Committee. The Committee was advised that the property had recently undergone enlargement and alterations by way of a single storey rear extension and loft conversion as approved under reference 15/00671/FPH.

The Committee was advised that the current roof lights inserted on the rear roof slope of the property were deemed unauthorised by the Council as they did not accord with the plans approved. The application was accompanied by proposed floor and elevation plans, as well as a section of the property. None of the approved plans showed the style of window opening as inserted on the rear roof slope. Officers advised that the impact on the adjoining properties in The Hedgerows included the loss of privacy from overlooking due to reduced distances at third storey level, and the vertical element of a standard window opening when compared with a roof light which is inserted in the roof slope.

The Committee noted the representations from Town Planning Services (TPS), working on behalf of the owners Mr and Mrs Borrill regarding the Council's suggested action and consideration of the roof lights being unauthorised.

It was **RESOLVED**:

1. That an Enforcement Notice be issued and served by the Assistant Director of Planning and Regulation and subject to an appointed solicitor by the Council being satisfied as to the evidence requiring the removal of the unauthorised rear roof lights and their replacement with non-balustrade centrally pivoted opening roof. The precise terms of the Enforcement Notice, including all time periods, to be delegated to the Assistant Director of Planning and Regulation.
2. That, subject to an appointed solicitor by the Council being satisfied as to the evidence, the Assistant Director of Planning and Regulation be authorised to take all steps necessary, including prosecution or any other litigation/works in default to secure compliance with the Enforcement Notice.
3. That in the event of any appeal against the Enforcement Notice, the Assistant Director of Planning and Regulation be authorised to take any action required to defend the Enforcement Notice and any appeal against the refusal of

planning permission.

9 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

It was **RESOLVED** that the report is noted.

10 **INFORMATION REPORT - DELEGATED DECISIONS**

It was **RESOLVED** that the report is noted.

11 **URGENT PART I BUSINESS**

12 **EXCLUSION OF THE PRESS AND PUBLIC**

13 **URGENT PART II BUSINESS**

CHAIR