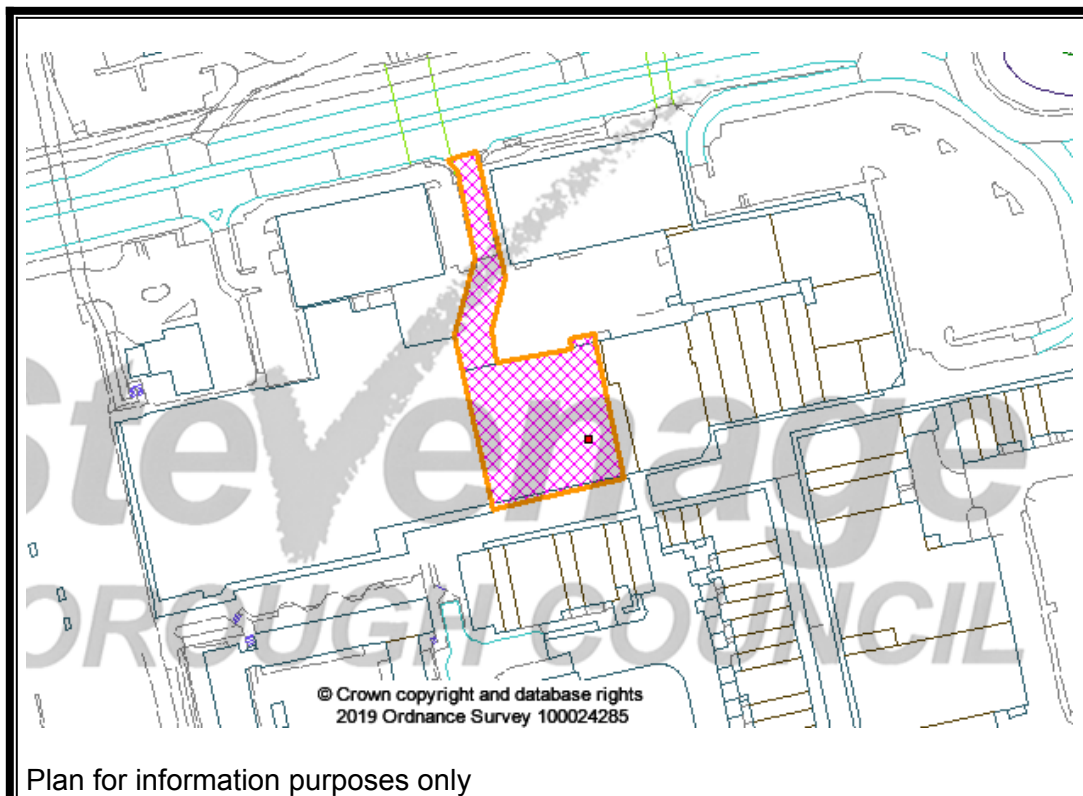


Meeting: Planning and Development Committee
Agenda Item:
Date: 4 November 2020
Author: Rebecca Elliott 01438 242836
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: Rebecca Elliott 01438 242836

Application No:	19/00647/FPM
Location:	Former BHS Store, 7 The Forum, Stevenage
Proposal:	Partial demolition and redevelopment of existing former BHS store to create 11 storey building comprising of 1no ground floor commercial unit, 129no. 1 bed, 120no. 2 bed and 1no. studio apartments with associated infrastructure including amenity space, car parking, bicycle storage, refuse storage and plant rooms.
Drawing Nos.:	2773 100 Rev M; 2773 500 Rev L; 2773 600 Rev N; 2773 601 Rev N; 2773 602 Rev N; 2773 603 Rev N; 2773 604 Rev N; 2773 700 Rev N; 2773 701 Rev N; 2773 702 Rev N; 2773 703 Rev N; 2773 704 Rev N; 2773 705 Rev N; 2773 800 Rev N; TFR 01; 19030.ATR.02
Applicant:	Glide Investments Ltd
Date Valid:	12 November 2019
Recommendation:	GRANT PLANNING PERMISSION



1. DEFFERAL ADDENDUM

- 1.1 Further to the Planning and Development Committee meeting of 7 October 2020, the below report follows members decision to defer the proposed re-development of the former BHS store site for the presentation of further material and information pertaining to the proposal.
- 1.2 The additional information sought includes –
- Design / aesthetics;
 - Affinity Water comments;
 - NHS consultation;
 - Affordable housing;
 - Climate change;
 - Fire regulations and safety; and
 - External Service yard access.
- 1.3 A copy of the original committee report for the 7th October 2020 Planning and Development Committee meeting has been attached as an Appendix.

2. DESIGN / AESTHETICS

- 2.1 The design has been amended largely in respect of the lack of colour being proposed. Design is a subjective matter and the applicant's believe the proposed scheme is of a high quality of design. When last presented the elevations included pale grey composite panels in each of the two storey recessed bays which are a main feature of the elevations. To introduce more colour these have been replaced with bronze panels to match the upper floor balconies.
- 2.2 The latest design now also includes the widened windows which were negotiated during the application process, within the visuals presented. More fundamental changes are not possible without significantly altering the whole building design which would ultimately have knock-on effects for viability in particular. The proposed changes are considered acceptable to make the building more interesting architecturally.

3. AFFINITY WATER COMMENTS

- 3.1 Affinity Water has been contacted following the October meeting to seek clarification on their objection and the conditions proposed by Officers. Email communication from Affinity Water has confirmed that the conditions imposed by officers are to their satisfaction and are satisfied their objection has been covered.

4. NHS CONSULTATION

- 4.1 The NHS has since provided a response following further contact by Officers in respect of requested financial contributions from the development. A sum of £719,712 has been requested to cover Mental Health costs (Stevenage Hub project), Community Healthcare costs (Stevenage Hub project) and Acute costs (Lister Hospital to increase capacity).
- 4.2 The full sum requested can be paid as part of the £2.61 million surplus identified as part of the Viability Assessment. However, the full payment of these monies will reduce the level of affordable housing provision proposed.

5. AFFORDABLE HOUSING

- 5.1 The Council's policies allow for an in-lieu contribution towards off-site affordable housing (AH) provision. This has been supported by the Council's Housing team. As such the level of AH calculated as a financial sum is reduced given the other financial contributions being sought from the scheme. As noted in paragraph 4.2 the full payment of the newly requested NHS

funds will further reduce the level of AH provision that can be provided off-site by this development.

5.2 A total sum of £2.61 million was identified through the Viability Assessment process as previously informed. This does not include the required Community Infrastructure Levy (CIL) monies which can be paid in full separately. The £2.61m surplus is to cover the Primary School contributions, Travel Plan monitoring, NHS contribution and AH provision contribution.

5.3 Based on the above, the sums presented are as follows –

Surplus -	£2,610,383 -
Primary School -	£417,683
Travel Plan -	£6,000
NHS -	£719,712
Total	£1,466,988

5.4 The remaining £1,466,988 would go towards the off-site provision of AH to be provided by the Council in accordance with the Housing team. Based on the Viability Assessment this equates to approximately a 9.2% provision or around 23 units.

6. CLIMATE CHANGE

6.1 Further details relating to measures to mitigate climate change have been provided in the committee update document from the agent. These measures include:-

- the decision to re-use the existing foundations and ground floor of the existing structure;
- SAP calculations demonstrating suitable DER / TER scores to ensure a low carbon footprint / energy use;
- 100% lighting will be low energy, generally LED, with external lighting having suitable daylight sensors or timers;
- specification of white goods, taps, toilets, baths and other water-using equipment that are water efficient;
- Blue roof water system which is a sustainable drainage method;
- The U-values of all elements of the construction will meet or better the minimum requirements of the Building Regulations Part L.

7. FIRE REGULATIONS AND SAFETY

7.1 Correspondence has been exchanged with Hertfordshire Building Control to make aware the concerns raised by members. The Building Control officer has confirmed that the proposal appears to meet those requirements of Building Regulations in respect of fire safety and that these matters will be picked up outside of the planning process.

7.2 HCC Fire Services have also confirmed that they have no concerns over the proposed plans and confirmation has been given that The Forum is a fire route for a fire tender to access frontages of buildings along this pedestrian access route. This would be accomplished by moving the planters.

7.3 It is also reiterated that the proposal would be fitted with a water sprinkler system and this would be secured through the S106 agreement.

8. EXTERNAL SERVICE YARD ACCESS

8.1 The agent has confirmed that the proposed parking spaces associated with the new apartments will be specifically allocated to individuals and actively managed so that no cars other than those permitted to park will enter the site, managing and eliminating the possibility of overspill or any other undesirable behaviour.

- 8.2 The service yard to the rear of the site and available for all units of the Forum, including Tesco will remain in private ownership, outside of the application red line ownership. This area is privately managed by the owner which includes restrictions and management preventing any unauthorised parking or use. The local highways authority has confirmed that there is space within the service yard for waste vehicles and emergency service vehicles.

9. CONCLUSIONS

- 9.1 The additional information sought and provided is considered to now provide sufficient detail to cover the areas raised by members when the application was deferred.

10 RECOMMENDATION

- 10.1 That planning permission be GRANTED subject to the applicant having first entered into a S106 agreement to secure/provide contributions towards:-

- The provision of Affordable Housing;
- Primary Education;
- NHS;
- Travel Plan Monitoring;
- Water Sprinkler System
- Parking Permit Restrictions

The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor.

- 10.2 The proposal be subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 2773 100 Rev M; 2773 500 Rev L; 2773 600 Rev N; 2773 601 Rev N; 2773 602 Rev N; 2773 603 Rev N; 2773 604 Rev N; 2773 700 Rev N; 2773 701 Rev N; 2773 702 Rev N; 2773 703 Rev N; 2773 704 Rev N; 2773 705 Rev N; 2773 800 Rev N; TFR 01; 19030.ATR.02
REASON:- For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
3. No development shall take place above the existing ground floor ceiling level until 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. The development shall thereafter be carried out in accordance with the approved details.
REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.
4. The first floor external communal platform areas shall be completed in accordance with the landscaping details as approved on Drawing No.TFR 01 and provided for use prior to first occupation or completion of the development, whichever is the sooner.
REASON:- To ensure the development provides a high quality external amenity area for future residents.

- 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.
REASON:- To ensure the development provides a high quality external amenity area for future residents.
- 6 Prior to first occupation of the development hereby permitted, the proposed parking and turning areas as shown on Drawing No. 19030.ATR.02 Proposed Home Delivery Bays swept path analysis shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
REASON:- To ensure construction of a satisfactory development and to ensure the approved level of parking is provided.
- 7 Prior to first occupation of the development hereby permitted, the details of the siting, type and specification (minimum fast charging) of the EVCPs for every parking space, the energy sources and the strategy/management plan for supply and maintenance of the EVCPs shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.
REASON:- To ensure construction of a satisfactory development and to promote sustainable development.
- 8 Prior to the first occupation of the development hereby permitted, a scheme for the parking of cycles including details of the design, level and siting of the proposed parking in accordance with Drawing No. 2773 600 Rev N, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
REASON:- To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.
- 9 No part of the development shall be occupied prior to the implementation of the approved Proposed Residential Led Development at Former BHS store Stevenage Travel Plan May 2020 (Revision 3). Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
REASON:- To ensure that sustainable travel options associated with the development are promoted and maximised.
- 10 No development shall commence until a Construction Management Plan (or Construction Method Statement) has been 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 Plan. The Construction Management Plan / Statement shall include details of:
- (i) Details of demolition and construction phasing programme;
 - (ii) Access arrangements to the site;
 - (iii) Traffic management requirements;
 - (iv) Post construction restoration / reinstatement of the working areas and temporary access to the public highway;

- (v) Where works cannot be contained wholly within the site, a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road / footpath width for vehicle / pedestrian movement.
- (vi) Hours of operations including times of deliveries and removal of waste which should avoid school pick up/drop off times;
- (vii) Demolition and construction works between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0830 and 1300 on Saturdays only.
- (viii) 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;
- (ix) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- (x) Details of the provisions for temporary car parking during construction which shall be provided prior to the commencement of construction activities;
- (xi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (xii) Screening and hoarding;
- (xiii) End of day tidying procedures;
- (xiv) Construction and storage compounds (including areas designated for car parking);
- (xv) Siting and details of wheel washing facilities;
- (xvi) Cleaning of site entrances, site tracks and the adjacent public highway;
- (xvii) Control measures to manage noise and dust;
- (xviii) Disposal of surplus materials;
- (xix) Post construction restoration/reinstatement of the working areas and access to the public highway.
- (xx) Details of the access and highways works to accommodate construction traffic.
- (xxi) Details of consultation and complaint management with local businesses and neighbours.
- (xxii) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour;
- (xxiii) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures;
- (xxiv) Details of a Site Waste Management Plan (SWMP) detailing actual waste arising and how waste is managed (i.e. re-used, recycled or sent off site for treatment or disposal) and where it is sent to. Further updated should be provided throughout the life of the development at an interim of two months or sooner should the level of waste be considered significant by the developer.

REASON:- In order to protect highway safety and the amenity of other users of the public highway and rights of way.

- 11 Prior to first occupation of the development hereby permitted, details of the means for securing motorcycles in the ground floor car park (such as rails, hoops or posts) shall be submitted to and approved in writing by the Local planning Authority.

REASON:- To ensure the provision of secure motorcycle spaces.

- 12 No part of the development hereby permitted shall be occupied until signs have been erected within the Site to advise users to not cross the service yard and advise of the alternative route around The Forum.

REASON:- To ensure safe pedestrian movement within the ground floor of the development.

- 13 No development, including site clearance or demolition works, shall take place until a scheme for protecting the proposed dwellings from noise from transport and adjacent commercial noise sources has been submitted to and approved in writing by the local planning authority. The

scheme shall follow the recommendations identified in the Syntegra Noise Impact Assessment report (Ref:19-5771 Rev.A) dated February 2020. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

REASON:- To protect the amenity of future occupiers of the development hereby approved

- 14 Prior to any hereby permitted commercial use commencing, a scheme shall be submitted for approval to the Local Planning Authority to demonstrate that the rating level of sound emitted from any external fixed plant and/or machinery associated with the development shall not exceed the typical background sound level at any sound sensitive premises. All measurements shall be made in accordance with BS4142:2014 (as amended).

REASON:- To protect the amenity of future occupiers of the development hereby approved

- 15 No development, including site clearance or demolition works, shall commence until a methodology for the screening or enclosure of plant and machinery to be used during the construction period shall be submitted to and approved by the Local Planning authority before works are commenced. The siting of plant and machinery shall be away from noise sensitive areas wherever possible. Vehicles and machines in intermittent use shall be shut down in the intervening periods between works.

REASON:- In order to protect the amenities and operations of neighbouring properties.

- 16 Prior to the first occupation/use of the dwellings and development hereby permitted the approved refuse/recycle stores shall be constructed in accordance with the details submitted with this planning application and shall be permanently retained in that form.

REASON:- To ensure that there is sufficient waste storage provision in accordance with the Council's standards is maintained for all dwellings and the development as a whole on site in perpetuity.

- 17 Prior to commencement of works above slab level, details of any external lighting, including the intensity of illumination and predicted light contours, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall accord with the details so approved.

REASON:- In order to protect the amenities and operations of neighbouring properties and to ensure any external lighting does not prejudice highway safety.

- 18 All construction works and the operation of the proposed development site shall be done in accordance with the relevant British Standards and Best Management Practices.

REASON:- To ensure the development significantly reduces the risk of groundwater pollution.

- 19 Any works involving excavations that penetrate into the chalk aquifer below the groundwater table (for example, piling or the installation of a geothermal open/closed loop system) should be avoided. If these are necessary, then no works involving excavations as stated above shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority in conjunction with Affinity Water:

- i) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
- ii) A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination including turbidity.
- iii) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential

migration of pollutants including turbidity or existing contaminants such as hydrocarbons to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.

The applicant or developer shall notify Affinity Water of excavation works 15 days before commencement in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply.

REASON:- Excavation works such as piling have the potential to cause water quality failures due to elevated concentrations of contaminants including turbidity. Increased concentrations of contaminants, particularly turbidity, impacts the ability to treat water for public water supply. This can cause critical abstractions to switch off resulting in the immediate need for water to be sourced from another location, which risks of loss of supply during periods of high demand.

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 21, 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 22.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in the National Planning Policy Framework.

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.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in the National Planning Policy Framework.

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.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in the National Planning Policy Framework.

23 The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Syntegra Group Ltd, reference 19-5771, dated November 2019, the Indicative Drainage Strategy prepared by Syntegra Group, drawing number 6001 Revision B, dated June 2020 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5.28 l/s during the 1 in 100 year event plus 40% of climate change event.

2. Providing storage 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 providing a minimum of 224 cubic metres (or such storage volume agreed with the LLFA_ of total storage volume in permeable paved area.

3. Discharge of surface water from the site network into the private surface water sewer and subsequent Thames Water sewer network.
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.
REASON:- To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site, and to reduce the risk of flooding to the proposed development and future occupants.
- 24 No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principle, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
1. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 2. Final detailed network calculations including half drain down times for all storm events up to and including the 1 in 100 year + 40% climate change storm.
 3. Indication of exceedance flood paths in the event of extreme storm events in excess of the 1 in 100 year + 40% climate change storm.
 4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
 5. Include no infiltration.
 6. Incorporate an oil/water interceptor which shall act to prevent contaminants associated with the development from entering the surface and ground water network.
- REASON:-** To prevent the increased risk of flooding, both on and off site.
- 25 No development above the existing ground floor ceiling level shall take place until details of measures to address adaptation to climate change and energy efficiency have been submitted to and approved in writing by the Local Planning Authority. These measures shall then be implemented and permanently maintained in accordance with the approved details.
REASON:- To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.
- 26 Prior to first occupation or completion of the development, whichever is the sooner, details of the provision of a Peregrine Falcon box/shelter within the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Herts and Middlesex Wildlife Trust. The development shall thereafter be carried out in accordance with the approved details and shall be retained in perpetuity.
REASON:- In the interests of supporting local wildlife.
- 27 No development shall take place until a Waste Strategy Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how the refuse of the commercial and residential uses shall be collected and include appropriate resilience measures should the lift access fail to work.
REASON:- To ensure the private management of the waste collection is acceptable.

INFORMATIVES

Community Infrastructure Levy –
Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk .

Highways -

Prior to commencement of the development the applicant is advised to contact 0300 1234 047 to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

The developer should enter into a Section 106 Agreement removing the residents' ability to apply for or obtain a parking permit in the surrounding Stevenage residents only parking zones. £6,000 Travel Plan monitoring fee together with sustainable vouchers of £50 per flat and discounted car club access at both phases (not just phase 2) would need to be included in the S106 to lower and discourage car ownership.

The Council has acted Pro-Actively for the following reason:-

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Local Plan 2011-2031.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020; Stevenage Design Guide 2009.
4. Hertfordshire County Council Local Transport Plan LTP4 2018-2031

5. Central Government advice contained in the National Planning Policy Framework February 2019 and the National Planning Practice Guidance 2014, as amended.
6. Responses to consultations with statutory undertakers referred to in this report.
7. Responses to third party consultations referred to in this report.
8. Copy of the Planning and Development Committee Report 7th October 2020.