

**MINUTES of the meeting of Planning Committee held at
The Council Chamber, Brockington, 35 Hafod Road,
Hereford on Friday, 18th January, 2008 at 10.00 a.m.**

Present: Councillor TW Hunt (Chairman)
Councillor RV Stockton (Vice Chairman)

Councillors: ACR Chappell, H Davies, GFM Dawe, DW Greenow,
JW Hope MBE, B Hunt, G Lucas, RI Matthews, R Mills, PM Morgan,
JE Pemberton, RH Smith, AP Taylor, DC Taylor, PJ Watts and
JD Woodward

In attendance: Councillors H Bramer, PJ Edwards, RC Hunt and JG Jarvis

74. FORMER COUNCILLOR PG TURPIN

The Chairman referred to the recent sad loss of former Councillor PG Turpin and those present stood in silent tribute to his memory.

75. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors PGH Cutter and WJ Walling.

76. NAMED SUBSTITUTES (IF ANY)

Councillor R Smith was appointed named substitute for PGH Cutter.

77. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

78. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th December, 2007 be approved as a correct record and signed by the Chairman, subject to the deletion of the declaration of interest by Councillor Mrs J Pemberton in Minute No. 56.

79. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Councillor RI Matthews to his first meeting since his return to good health.

The outcome of a recent planning appeal in respect of Pennoxstone Court, Kings Caple regarding the erection of polytunnels without planning permission was reported. The main issues were:

- i) The effect of the polytunnels on the natural beauty of the landscape and the countryside of the Wye Valley Area of Outstanding Natural Beauty (AONB)
- ii) The effect of the polytunnels on the setting of the listed Church of St John the Baptist, Kings Caple

- iii) The weight to be attached to the benefits of the polytunnels in terms of the quantity and quality of the soft fruit produced, the contribution made to the rural economy and the substitution of locally grown fruit for imported fruit.

The appeal was dismissed in respect of the larger part of the site and upheld in respect of a relatively small area. A Draft Supplementary Planning Document about the planning aspects of polytunnels would be submitted to the meeting in April, 2008.

80. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 12th December, 2007 be received and noted.

81. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 19th December, 2007.

82. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 9th January, 2008 be received and noted.

83. PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT

The Forward Planning Manager presented the report of the Head of Planning services about the Draft Planning Obligations Supplementary Planning Document (SPD) which had been published for consultation purposes in March 2007. He advised that the document was included within the Council's Local Development Scheme and was being produced as part of Herefordshire's Local Development Framework. It would set out the Council's policy and approach to dealing with planning obligations and securing developer contributions and provide additional information and guidance in support of policies and proposals in the Herefordshire Unitary Development Plan. The SPD was aimed at making clear to all interested parties the Council's policy stance on the subject. Once adopted, it would become a material consideration in the determination of planning applications where contributions were required. The aims of the SPD were to:

- provide as much certainty as possible to landowners, prospective developers and other interested parties;
- ensure a uniform application of policy;
- ensure the process is fair and transparent;
- enable developers to have a 'one stop shop' approach to establishing likely contributions expected; and
- facilitate a speedier response from the authority to development proposals.

The SPD would assist in pre-application discussions and provide a clear and accountable procedure for the way in which planning obligations were negotiated and secured. The Forward Planning Manager and the Team Leader Local Planning outlined the results of the consultation process and explained the modifications proposed to the SPD as a result. They also drew attention to the crucial need for a

Section 106 Monitoring Officer to ensure clarity of documentation, help to audit the arrangements and also to ensure the tracking of obligations so that they were secured and fulfilled. A further role for the Officer would be to co-ordinate the programmes and schemes over a five-year rolling period for which developer contributions would be sought. There was also a need to review the current procedures for agreeing obligations and make appropriate changes to the Scheme of Delegation to Officers.

The Committee considered the proposals and directed a wide-ranging number of questions to the Officers. The Cabinet Member (Environment and Strategic Housing) further explained the views that had been received about the proposals by correspondence and in meetings and said that the next stage would be to report the matter, including the views of the Committee, to Cabinet. He said that the aim was to have flexible arrangements in place which could be adapted as necessary. Councillor RI Matthews asked about the thresholds which had been set in the document, particularly in relation to the requirement that obligations would be sought from all housing schemes. Councillor Matthews was of the view that it was essential to set the threshold at the correct level because it would have a significant impact on the rural social infrastructure, housing and economy. He asked about the impact that the new arrangements would have on the work of the officers and the way in which targets were met. The Development Control Manager explained the likely affects on targets and staffing resources. The Head of Legal and Democratic Services said that appropriate resources would need to be allocated in his department to deal with the legal issues. Councillor Matthews proposed that the threshold for dwellings be raised to six as per the draft considered by the Committee in January 2007. Councillor R Smith thanked the officers for the work, which had been undertaken in developing the proposals and welcomed the provisions for a greater involvement of the parish and town councils. He asked whether the Area Planning Sub-Committees would be involved and the Development Control Manager said that they would be advised about the proposals. The Forward Planning Manager referred to pages 42 and 43 of the report which set out the role of Members and the involvement of the public in the proposals. The Head of Planning services said that the proposals would provide the Council with the opportunity for the development of a rolling programme, with Member and public involvement, to manage plan and monitor the benefits to the community. This would be a considerable improvement in the present piecemeal system which had to be used by the Council. Councillor GFM Dawe noted the proposals in relation to sustainable communities and said that he would welcome a further report on this issue.

RESOLVED

THAT

- (i) the changes to the draft SPD on Planning Obligations be endorsed, to include that the threshold for dwellings be raised to six, and that it be recommended to Cabinet that the amended document be adopted as part of the Council's Local Development Framework; and**
- (ii) the appropriate amendments are made to the Planning Committee Scheme of Delegation to Officers, following which the Supplementary Planning Document be brought into effect.**

84. DCNC2007/2869/F - PROPOSED 4 NEW HOUSES ON LAND ADJACENT TO 44 VICARAGE STREET, LEOMINSTER, HEREFORDSHIRE

The Northern Team Leader said that the application had been deferred at the last meeting because of concerns about the requirement for vehicles to pass across a well-used public footpath and the responsibility for its maintenance. He said that the applicants had submitted a detailed schedule of works for the treatment of the public footpath and that the Rights of Way Officer was satisfied with the proposals. The applicants had indicated that provision would be made in the deeds of the new properties requiring the house owners to maintain the track, and not to obstruct or park on the footpath. They had also suggest the erection of a sign to advise that parking was not permitted on the footpath, and proposed the inclusion of a letter in the house information packs to notify the owners that it was an offence to park on a public right of way.

Councillor RC Hunt, a Local Ward Member, still had a number of concerns about the proposals. Notwithstanding the views of the Environment Agency, he said that a previous property on the land had been prone to flooding. He also had reservations about the fact that wildlife had been removed from the site prior to the ecological study having been undertaken and that a false reading had consequently been given. Despite the proposals put forward by the applicants about the path, he felt that it would be difficult to enforce them and that the safety of pedestrians would be compromised on a well-used thoroughfare which because there would be no provision for a separate footpath in the access road.

The Committee discussed the merits of the application and shared the concerns of the Local Ward Member. The Development Control Manager and the Northern Team Leader explained that the concerns could be met by appropriate conditions and informatives and that the application was in accordance with the Council's planning policies. Notwithstanding this, the Committee was not satisfied with the arrangements for vehicular access over a public right of way and decided that the application should be refused.

RESOLVED

That the application be refused because of the proposed method of vehicular access to the site and its likely impact on the public footpath.

85. DCNW2007/2653/F - PROPOSED ERECTION OF 6 DWELLING UNITS AND ANCILLARY GARAGES AND FORMATION OF NEW VEHICULAR ACCESS AT LAND ADJACENT TO METHODIST CHAPEL, HEREFORD ROAD, WEOBLEY, HEREFORDSHIRE

The Northern Team Leader reported the receipt of further correspondence from the applicants in support of their application. He said that at the previous meeting the Committee had decided to defer the application for further information about affordable housing in Weobley. The Housing Needs and Development Manager said that the Housing Needs Survey published in 2007 had revealed that ten households required affordable rented housing within the village, and that a further three preferred shared ownership accommodation. In addition, Home Point, the affordable housing waiting list, contained twenty-nine households in Weobley, which required affordable housing there. Nineteen of these had a need to move to more suitable accommodation which was affordable and seven of the nineteen were in urgent housing need. She advised that the housing stock in the village had a reasonable turnover but that more than 50% of turnover in the last five years had been in respect of accommodation for those over fifty-five. Of the remaining lettings, only fifteen homes were let to local families.

Councillor JHR Goodwin, the Local Ward Member, noted the views of the officers but reiterated that there was considerable local support for the scheme. He felt that although the proposal did not meet the requirements for affordable housing, there were a number of key factors that needed to be taken into consideration which could meet the requirements of planning policies DR1, H5 and HBA6. Following the rejection of the original application because its access was through Chapel Orchard, the applicants had gone to considerable lengths to prepare a scheme in keeping with the area and its setting near to an ancient monument. A revised access directly from Hereford Road had resulted in less land being available for development and he felt that a higher density would be detrimental to the setting of the site and not be in keeping with the historic village. He said that the village already had a good provision of affordable housing on other sites and questioned the need for more at this location.

The Northern Team Leader reiterated why the proposal did not fulfil the Council's planning policies and said that the scheme needed to be comprised of twelve dwellings, including four affordable. The Forward Planning Manager said that the site had been identified in the UDP for the inclusion of affordable housing and that this had been confirmed by the Planning Inspector at the UDP Inquiry. The Development Control Manager was of the view that a reduction to six units with no affordable housing could not be justified. Any affordable units built in Weobley would be prioritised for local families and this would be secured through a S106 Agreement which would form part of the Planning Permission. Such an agreement would ensure that the properties remained affordable and for local people in perpetuity. There was also the fact that an unwelcome precedent would be set if a developer was allowed to undermine the UDP by halving the number of units to be provided, and excluding any affordable housing.

Having carefully considered all the facts regarding the application, the Committee decided that the application could not be approved because it constituted a serious breach of the Council's planning policies.

RESOLVED

That planning permission be refused for the following reasons:-

- 1 The proposed development is of a density of individual housing units that fails to comply with Policies H5 and H15 in the Herefordshire Unitary Development Plan 2007 and guidance as stated in Planning Policy Statement 3: Housing.**
- 2 The complete absence to make provision for affordable housing is contrary to Policies H5 and H9 of the Herefordshire Unitary Development Plan 2007, Regional Planning and Policy Planning Policy Statement 3: Housing.**
- 3 The overall layout, design and scale of the development is such that it does not reinforce the local built character and appearance of the locality, particularly by reason of the scale, mass, materials and design of the proposed new houses. in which the application site is located. Therefore the proposal is contrary to Policies DR1, H15 and HBA6 of the Herefordshire Unitary Development Plan 2007.**

86. DCSE2007/3140/O - OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF EMPLOYMENT USES INCLUDING B1, B2 AND B8. TOGETHER WITH CHANGE OF USE TO FORM LANDSCAPE BUFFER ZONE AT MODEL FARM, HILDERSLEY, ROSS-ON-WYE, HEREFORDSHIRE,

The Southern Team Leader provided the Committee with the following updates:-

The final Framework Travel Plan was received from Pinnacle Transportation Limited on behalf of the applicants on 9th January 2008.

The Highways Agency have issued a revised TR110 directing that any planning permission which the planning authority may grant shall include the following conditions for the reasons given:

No development within the application area shall be undertaken until the proposed site access shown on drawing number Figure 3.1 Rev A, including any subsequent revisions has been completed to the satisfaction of the Local Planning Authority after consultation with the Highways Agency.

No part of the development shall be occupied until a Travel Plan has been agreed by the developer and the Local Planning Authority in consultation with the Highways Agency (Acting on behalf of the Secretary of State). Such a Travel Plan shall be implemented through delivery mechanisms and approved by the Local Planning Authority in consultation with the Highways Agency.

Reason for the direction given:

To ensure the A40 trunk road continues to be an effective part of the system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 to protect the interest of road safety on the Trunk Road.

To satisfy the aims of PPG13 in reducing reliance on the use of private motor vehicles in order to promote sustainable transport choices to and from the site.

Note to applicant:

The highway proposals associated with this consent involve works within the public highway, which is land over which you have no control. The Highways Agency therefore requires you to enter into a suitable legal agreement to cover the design and construction of the works. Please contact Mr Colin Gimblett of the highways Agency's Area 2 S278 team, at an early stage to discuss the details of the highways agreement, his contact details are as follows, telephone number 0117 372 8239 or Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6HA.

The view of the Officers was that the response from the Highways Agency resolved the outstanding highway matters.

The Southern Team Leader presented the details of the application which had been submitted to the Committee because it involved Council owned land. The Committee welcomed the proposals for the creation of vital additional employment land in the area which would considerably help the local economy, and thanked the Officers for their hard work in arriving at such a satisfactory scheme.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3 Approval of the details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

- 4 Plans and particulars of the reserved matters referred to above relating to the layout, scale, appearance and landscaping, shall be submitted in writing to the local planning authority and shall be carried out as approved.**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 5 Prior to the commencement of the hereby permitted development, full landscape details, including the treatment of the landscape buffer zone, (annotated with a cross hatch on the approved plans), shall be submitted in writing with appropriate scaled plans, to the Local Planning Authority, for written approval. Works shall be carried out in accordance with the approved landscaping plans in the first planting season following the completion of the development or prior to the occupation of the first dwelling, whichever is the sooner, and thereafter maintained as such.**

Reason: To ensure a satisfactory appearance to the development within the landscape, and safeguard the amenity of future occupiers of the residential development, in accordance with Herefordshire Unitary Development Plan policies S1, S2, DR1, DR2 and DR13.

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any**

plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year defects period.

Reason: In order to protect the visual amenities of the area.

- 7 None of the existing trees and/or hedgerows on the site shall be felled or wilfully damaged or destroyed. The detailed plans to be submitted with the matters reserved in this permission shall show accurately the position, spread and species of each existing tree/hedgerow on the site, how these are to be incorporated into the layout of the development and measures for their protection during the construction period.

Reason: To safeguard the amenity of the area.

- 8 The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 9 H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

- 10 H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

- 11 D03 (Site observation - archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

- 12 No development shall take place until a Site Waste Management Plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the provisions of the approved Plan.

Reason: In the interests of pollution prevention and efficient waste minimisation and management so as to comply with Policies S10 and DR4 of the Herefordshire Unitary Development Plan 2007.

- 13 Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the Public Sewerage System.

- 14 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

- 15 Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

- 16 No development shall commence until the Developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority in liaison with Dwr Cymru Welsh Water's Network Development Consultant.**

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

- 17 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system including the use of Sustainable drainage systems, as detailed within the Flood Risk Assessment dated October 2007, including plan 30802/PDL_01 Rev A dated October 2007, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority, in consultation with the Environment Agency.**

Reason: To prevent the increased risk of flooding and provide water quality benefits and biodiversity enhancements by ensuring the satisfactory means of surface water disposal.

- 18 Soakaways and other infiltration systems shall only be used in areas on site where they would not present a risk to groundwater, demonstrated through a ground investigation including maximum seasonal height of the water table and the ground permeability. If permitted their location must be approved in writing by the Local Planning Authority. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.**

Reason: To prevent pollution of controlled waters.

- 19 Prior to the commencement of development a scheme for the collection and disposal of highway run-off shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall be carried out and implemented in accordance with the approved plans.**

Reason: To prevent pollution of controlled waters.

- 20 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

- 21 All facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

- 22 No development shall commence on site until a habitat management and enhancement scheme based upon the recommendations in section 5 of the ecologist's report dated September 2007 has been submitted to the Local Planning Authority, in order to protect and enhance the habitats on site for wildlife and biodiversity. The scheme shall include a mitigation strategy for badgers, and be implemented as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure all species of bat and their roosts are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the Unitary Development Plan.

- 23 Prior to commencement of development a biodiversity enhancement scheme for the landscape buffer zone shall be submitted to the Local Planning Authority and shall include an extended Phase 1 survey of the existing habitats and a future management plan. This shall be implemented as approved.

Reason: To ensure the law is not breached with regard to nesting birds which are protected under the Wildlife and Countryside Act 1981, the Conservation(Natural Habitats, &c) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the Unitary Development Plan.

- 24 If development does not take place before March 2009 update surveys for protected species shall be undertaken prior to development and a report submitted to the Local Planning Authority. A mitigation and compensation strategy should also be submitted if found to be present.

Reason: To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity to meet the requirements of PPS9 Biodiversity and Geological Conservation and the

NERC Act 2006.

- 25** An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation and enhancement work.

Reason: To conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with UDP policies NC6, NC7, NC8 and NC9 and Planning Policy Statement 9.

INFORMATIVES:

- 1** The applicant should be aware that pursuant to section 23 of the Land Drainage Act 1991, the prior consent of the Agency is required for the erection of any mill, dam, weir or other like obstruction to the flow of an ordinary watercourse or raise or otherwise alter such an obstruction; or erect any culvert that would be likely to affect the flow of any ordinary water course or alter any culvert in a manner that would be likely to affect any such flow. Any culverting of a watercourse also requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936. The Agency resists culverting on conservation and other grounds and consents for such work will not normally be granted except for access crossings.
 - 2** There must be no discharge of foul or contaminated drainage from the site into either groundwater or surface waters, whether direct or via soakaways.
 - 3** Roofwater drainpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.
 - 4** HN25 - Travel plans
 - 5** In connection with Condition 10, the applicant is advised that the annual Travel Plan Review must include a survey of staff/resident travel patterns and attitudes to travel. (For businesses employing less than 50 people and for residential developments of less than 50 units, a travel survey will only be required every two years). For residential developments, the review should also include traffic counts and an assessment of trips by mode. Applicants are encouraged to conduct their own monitoring and review process. However, they may choose to engage outside consultants to manage the process on their behalf. Council officers can also provide monitoring services for Travel Plan reviews and for this a request should be made to the Sustainable Transport Officer, Herefordshire Council Transportation Unit, PO Box 236, Plough Lane, Hereford, HR4 0WZ
- 87. DCNE2007/3731/F CONVERSION OF FORMER STABLES AND STORAGE TO FORM TWO SELF CONTAINED HOLIDAY UNITS, STANLEY HILL COURT, BOSBURY, LEDBURY HR8 1HE.**

The Northern Team Leader presented an application which had been submitted to the Committee because it was from a Member of the Council.

In accordance with the criteria for public speaking and the Council's Planning Code

of Conduct, Dr Swinburne presented her application and then withdrew from the meeting.

RECOMMENDATION

That planning permission be approved subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

4 - E31 (principal use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, [due to the relationship and close proximity of the building to the property known as Stanley Hill court in this rural location.

5 - Prior to commencement of development a bat mitigation strategy shall have been submitted to and approved in writing by the Local Planning Authority. The strategy shall have been implemented prior to use of the building.

Reason: To ensure compliance into policies NC1, NC6 and NC7 of the Unitary Development Plan.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - N19 - Avoidance of doubt

88. DATES OF FORTHCOMING MEETINGS

29th February, 2008

11th April, 2008

The meeting ended at 1.40 pm

CHAIRMAN