

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 2 April 2008 at 2.00 p.m.

Present: Councillor G Lucas (Chairman)
Councillor PD Price (Vice Chairman)

Councillors: CM Bartrum, H Bramer, PGH Cutter, MJ Fishley, AE Gray, JA Hyde, JG Jarvis, RH Smith, DC Taylor and JB Williams

In attendance: Councillors TW Hunt

138. APOLOGIES FOR ABSENCE

No apologies for absence were received.

139. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
AE Gray G Lucas	Agenda Item 5 DCSE2007/3618/C – Alterations and refurbishment of 27 Brookend Street and demolition of the separate detached rear commercial premises. DCSE2007/3619/F – Alterations and extensions to 27 Brookend Street including new shop front and extension to retail unit and 4 no. existing flats. Demolition of the detached commercial building to the rear and erection of 9 no. new build residential dwelling apartments. Palma Court, 27 Brookend Street, Ross-on-Wye, Herefordshire, HR9 7EE.	A prejudicial interest was declared and both members left the meeting for the duration of the item.
RH Smith	Agenda Item 6 DCSE2008/0050/F – Erection of agricultural storage building. Jays Park, Linton, Ross-on-Wye, Herefordshire, HR9 7UH.	A personal interest was declared.

JA Hyde	Agenda Item 10 DCSE2008/0095/F – Erection of 87 dwellings and associated garages, new access and linear park. Land at Tanyard Lane, Ross-on-Wye, Herefordshire, HR9 7BH	A personal interest was declared.
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140. MINUTES

RESOLVED: That the Minutes of the meeting held on 5th March, 2008 be approved as a correct record and signed by the Chairman.

141. ITEM FOR INFORMATION - APPEALS

The Sub-Committee noted the Council's current position in respect of planning appeals for the southern area of Herefordshire.

ORDER OF BUSINESS

For the efficient transaction of business, the Chairman decided that the order of business should be changed as follows:

Agenda item 8, 6, 9, 5, 7, 10.

142. DCSW2008/0282/F - PILGRIM HOTEL, MUCH BIRCH, HEREFORD, HR2 8HJ. (AGENDA ITEM 8)

Erection of 4 no. single storey hotel accommodation suites.

The Chairman felt that determination of the application should be deferred due to the change of recommendation and also to the significant number of updates reported by the Southern Team Leader.

RESOLVED

THAT determination of the application be deferred.

143. DCSE2008/0050/F - JAYS PARK, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7UH. (AGENDA ITEM 6)

Erection of agricultural storage building.

Councillor H Bramer, the local ward member, noted the comments from the Parish Council in respect of the ongoing enforcement issues on the site. He asked the Principal Planning Officer for an update on the matter.

In response to the question from the local ward member, the Principal Planning Officer advised members that the compliance time had passed and that discussions were to be held with Legal Services with regard to a prosecution to secure compliance with the enforcement notice. In response to a further question from Councillor JG Jarvis the Principal Planning Officer confirmed that approximately six months had passed since the deadline for compliance.

Councillor RH Smith, who advised members that he had declared a personal interest in respect of the application, noted that construction was under way on the site. He

also sought clarification as to whether the farm building had been sold or was currently up for sale.

The Principal Planning Officer said that he understood the farm was currently up for sale.

Councillor RH Smith had concerns regarding the water supply on the site, He also felt that the application should be refused due to insufficient evidence that the site was going to be used for an agricultural or horticultural enterprise. The Southern Team Leader confirmed that Condition 6 would limit the site to agricultural use only and would therefore address the concerns raised by Councillor RH Smith.

Members discussed the issues regarding previous enforcement matters on the site. They felt that if planning permission was to be granted then the site would have to be monitored closely to ensure that the recommended conditions were adhered to. They noted that enforcement matters could be costly to the authority and could also be time consuming for officers.

Councillor JG Jarvis felt that the applicant could address the outstanding enforcement issues on the site prior to the current application being determined. He proposed that determination of the application be deferred pending this action.

RESOLVED

That the determination of the application be deferred.

144. DCSE2008/0106/O - KNAPP FIELD, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA. (AGENDA ITEM 9)

Erection of two dwellings.

The Principal Planning Officer reported the following updates:

- A letter accompanied by revised plans had been received from the applicant.

In accordance with the criteria for public speaking, Mrs Colvin, a neighbouring resident, spoke against the application and Mr Pickering, the applicant, spoke in support.

Councillor JG Jarvis, the local ward member, advised members that the application had caused a great deal of concern to the residents of Goodrich. However he felt that the drainage concerns had been addressed through appropriate conditions and noted that the current application was for outline planning permission only. He also felt that the design issues could be addressed when a full application for planning permission was submitted at a later date. Finally he advised members that Goodrich Parish Council were currently preparing a Village Design Statement and he hoped their views would be noted throughout the planning process.

In response to the comments from the local ward member, the Principal Planning Officer advised members that two schemes had recently been refused in Goodrich due to design grounds.

RESOLVED

That subject to being satisfied regarding the access the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any additional conditions considered

necessary by officers:

- 1 A02 (Time limit for submission of reserved matters (outline permission))
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 A03 (Time limit for commencement (outline permission))
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 A04 (Approval of reserved matters)
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4 A05 (Plans and particulars of reserved matters)
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 5 H11 (Parking - estate development (more than one house))
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
- 6 H01 (Single access - not footway)
Reason: In the interests of highway safety.
- 7 H03 (Visibility splays)
Reason: In the interests of highway safety.
- 8 H05 (Access gates)
Reason: In the interests of highway safety.
- 9 H06 (Vehicular access construction)
Reason: In the interests of highway safety.
- 10 H29 (Secure covered cycle parking provision)
Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.
- 11 W01 (Foul/surface water drainage)
Reason: To protect the integrity of the public sewerage system.
- 12 W02 (No surface water to connect to public system)
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.
- 13 W03 (No drainage run-off to public system)
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

INFORMATIVES:

- 1 **N19 - Avoidance of doubt follows:-**
- 2 **N15 - Reason(s) for the Grant of Planning Permission**

145. DCSE2007/3618/C AND DCSE2007/3619/F - PALMA COURT, 27 BROOKEND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EE. (AGENDA ITEM 5)

- A) *Alterations and refurbishment of 27 Brookend Street and demolition of the separate detached rear commercial premises.*
- B) *Alterations and extensions to 27 Brookend Street including new shop front and extension to retail unit and 4 no. existing flats. Demolition of the detached commercial building to the rear and erection of 9 no. new build residential dwelling apartments.*

The Senior Planning Officer reported the following updates:

- A further letter of objection had been received from Mr TH Stowell of 4 Wallace Court, Station Street, Ross-on-Wye.

Councillor PGH Cutter, the local ward member, thanked members for attending the site inspection. He noted the concerns of the residents of Wallace Court in respect of overlooking. He expressed concerns regarding the drainage and flood issues on the site but noted that Welsh Water were looking into these issues in an effort to finally resolve the problems. Finally he noted that the proposed section 106 agreement had requested a contribution towards a bus shelter, he felt that a pedestrian crossing on Station Road would be more beneficial to the local residents.

Councillor JA Hyde advised members that although she was unable to attend the site inspection she had visited the site on a separate occasion. She echoed the views of the local ward member in respect of a pedestrian crossing on Station Road. She added that she was aware that a number of concerns had been raised in respect of the dry access route to Wallace Court and felt that this needed to be preserved.

Councillor JG Jarvis noted that the application had been submitted before the Council had adopted the Supplementary Planning Guidance in respect of Planning Obligations, therefore the applicant could only be asked to make a voluntary contribution.

The Development Control Manager advised members that any proposed contribution would have to relate to the application site and that it would be difficult to request a contribution from the applicant in order to address an existing problem in the area.

Members discussed the merits of the application and on balance felt that that applicant should be requested to make a voluntary contribution to help fund a pedestrian crossing on Station Road. They agreed to defer the application in order for further discussions to take place between the planning officer and the applicant in respect of this matter.

RESOLVED:

That determination of the application be deferred pending further discussions with the applicant in respect of a voluntary contribution towards a pedestrian crossing on Station Road.

146. DCSE2008/0259/F - BROOKFIELD HOUSE, OVERROSS STREET, ROSS-ON-WYE, HR9 7AT. (AGENDA ITEM 7)

Erection of terrace of four cottages, construction of new car park and associated works.

The Senior Planning Officer reported the following updates:

- An amended plan detailing the parking layout and turning area had been received. The Traffic Manager had made a number of observations in respect of the parking spaces and insufficient cycle parking. These comments had been relayed to the applicant's agent and a reply was awaited.

Councillor AE Gray, one of the local ward members, said that she had not received any representations from local residents in respect of the application. She advised members that she did have concerns about the turning area and parking issues and felt that she could not support the application until these matters were resolved.

In response to a question raised by Councillor H Bramer, the Principal Planning Officer confirmed that letters were sent to the residents of Brookmead advising them of the application. He also confirmed that an advertisement detailing the application was published in the local press. In response to a further question by Councillor H Bramer, the Development Control Manager confirmed that although Brookfield House was a grade 2 listed building, listed building consent was not required as the proposed application did not involve any physical alterations nor was it attached to it.

RESOLVED

That subject to receipt of amended plans showing an acceptable parking layout and turning area, Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any conditions considered necessary by officers:

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. C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

4. C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of

this building.

5. **G04 (Landscaping scheme (general))**

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

6. **G05 (Implementation of landscaping scheme (general))**

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

7. **G09 (Retention of trees/hedgerows)**

Reason: To safeguard the amenity of the area.

8. **W01 (Foul/surface water drainage)**

Reason: To protect the integrity of the public sewerage system.

9. **W02 (No surface water to connect to public system)**

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.

10. **W03 (No drainage run-off to public system)**

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

Informative(s):

1. **W01 - Welsh Water Connection to PSS**

2. **N19 - Avoidance of doubt**

3. **N15 - Reason(s) for the Grant of Planning Permission**

147. DCSE2008/0095/F - LAND AT TANYARD LANE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7BH. (AGENDA ITEM 10)

Erection of 87 dwellings and associated garages, new access and linear park.

The Principal Planning Officer reported the following updates:

- Further comments had been received from the Highways Agency in respect of condition 17. They felt that they could not permit building contractors vehicles to access the development from the A40 until the access roundabout had been completed.
- Comments were reported from the Traffic Manager who noted that the proposed pedestrian/cycle links to the town via Tanyard Lane were far from ideal due to safety concerns and the condition of the private road. He felt that the proposed pedestrian/cycle route to Ledbury Road was considered the best way forward provided that further assurance could be given regarding the timing of the link. Finally he noted that no further development phases should be permitted on the site until an alternative pedestrian/cycle route to Tanyard Lane had been provided.

- Revised drawings detailing the layout and three house types had been received by the applicant's agent. The applicant's agent also gave details of the pedestrian/cycle link to Tanyard Lane, as well as details of a 'Grampian' style planning condition preventing occupation of more than 50 dwellings on the site until the link to Ledbury Road was open for use.
- A further letter of objection had been received by a neighbouring business expressing concerns in respect of the notice time given for the committee meeting. They also felt that their legitimate interests had not been taken into account and that bias was being shown in favour of the developer.
- The receipt of two further letters were reported regarding concerns in respect of the maintenance of the hedge along the north-west boundary of the site.

The Principal Planning Officer made the following comments:

- The applicant could provide a link for pedestrians and cyclists to Ledbury Road via Arundel Close but has decided against this in view of concerns raised by local residents. The consequence is that only Tanyard Lane would be available for walkers and cyclists. However a link via the sawmill and laundry sites would be practicable and the intention is to progress this option as soon as practicable in conjunction with residential development of these sites. Whilst there may be a gap between completion of some of the houses and the opening of the link the applicant would accept a condition requiring completion and opening within one year of commencement of Phase 1. Furthermore the condition would limit occupation to no more than 50 houses, should the development proceed more quickly. This number would ensure a start on the affordable units (8) and the Section 106 Agreement would need to allow for this possibility. This solution to the problem of links to the town is not objected to by the Traffic Manager and is recommended to the Committee, subject to an appropriate condition.
- The applicant's intention is that boundary hedge and adjoining planting would be within the curtilages of the adjoining houses and maintenance would therefore be the responsibility of the occupiers. I understand however that the applicant will discuss the appropriate height/width of the hedge with neighbours and ensure that the hedge is kept cut appropriately before completing the development. In addition new occupiers will be informed of their neighbours' wishes and encouraged to undertake regular trimming.
- A number of conditions require further consideration. Condition nos. 19 and 20 relating to a temporary access for construction traffic and completion of the roundabout were intended as substitutes for no. 17 which requires completion of the roundabout before any other development takes place. Nevertheless the Highway Agency has strong reservations about a temporary access as it is considered that there is insufficient space for such an access in addition to the roundabout. Unless the Agency reconsiders this matter condition 17 should be imposed and 19 and 20 deleted. Condition no. 6 regarding drainage of parking areas and hardstandings is recommended by the Environment Agency but provided that the gullies be adopted. I understand that this is not practicable and the condition therefore needs further consideration.
- Finally he requested that the recommendation be amended to omit any reference to the pedestrian/cycle links.

In accordance with the criteria for public speaking, Mrs Clutterbuck spoke in objection to the application and Mr Sackett spoke in support.

Councillor PGH Cutter, one of the local ward members, felt that the application had caused some concern to local residents as it was a significant development for Ross-on-Wye. He felt that a condition should be added to the recommendation to address the concerns of the local residents in respect of a pedestrian access through Arundel Close. He also noted that a number of representations had been received in respect of the boundary hedge. In summing up he felt that there would obviously be concerns due to the size of the development and felt that the local ward members could meet on site with the developer and the planning officer at regular intervals in order to address any problems promptly.

Councillor AE Gray, the other local ward member, noted that the pedestrian access had already been addressed by the applicant who had confirmed that it would not be routed through Arundel Close. She also expressed concerns in respect of the location of the children's play area.

In response to a number of questions raised by members, the Principal Planning Officer confirmed that the hedge would be maintained by the residents of the dwelling on who's land it fell within. He also confirmed that the closest buildings to the boundary were single storey.

RESOLVED

That subject to being satisfied regarding noise and layout:

- (i) **The Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 as set out in the Draft Heads of Terms**

and any additional matters and terms as he considers appropriate

- (ii) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any other conditions considered necessary by officers:**

- 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 the external materials harmonise with the existing building.

- 3 G04 (Landscaping scheme (general))**

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

- 4 G05 (Implementation of landscaping scheme (general))**

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

- 5 If, during development (Phase 1), contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution of the water environment and ensure the site is remediated.

- 6 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 trapped gullies designed and constructed to have a capacity and details compatible with the site being drained. Roofwater drainpipes shall be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of open gratings.

Reason: To prevent pollution of the water environment.

- 7 Finished floor levels shall be set no lower than 37.1m AOD unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the dwellings from flood risk for the lifetime of the development.

- 8 There shall be no new buildings (including gates, fences, walls and sheds) or raising of ground levels within the 1% plus climate change floodplain (36.5m AOD) or within 7 metres of the top of any bank of the Main River (Rudhall Brook) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain access to the watercourse for maintenance and improvements and provide for overland flood flows.

- 9 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 Urban Drainage Systems, as detailed within the FRA dated September 2007, has been submitted to and approved in writing by the Local Planning authority. Surface water generated from the site shall be limited to the equivalent Greenfield runoff rate for the site. The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the LPA, in consultation with the Environment Agency.

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

- 10 W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

- 11 W02 (No surface water to connect to public system)

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.

12 W03 (No drainage run-off to public system)

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

13 W04 (Comprehensive & Integrated draining of site)

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.

14 No development shall commence until a habitat enhancement scheme for wildlife and biodiversity based upon the Habitat Appraisal and Protected Species Survey Report (dated April 2003) which shall include a 20m conservation strip along the Rudhall Brook and specific measures for water voles has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved unless otherwise agreed in writing by the local planning authority.

Reason: To comply with the policies NC8 and NC9 of the Herefordshire Unitary Development Plan 2007 (UDP) in relation to Nature Conservation and Biodiversity, to meet the requirements of PPS9 and to conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with policies NC6, NC7, NC8, NC9 of UDP and PPS9.

15 Prior to the occupation of any of the dwellings a management plan, to include proposals for long term design objectives, management responsibilities and maintenance schedules in perpetuity, for the areas of open space, play areas and for nature conservation including a timetable for implementation, shall be submitted to and be approved in writing by the local planning authority. The management plan shall be carried out as approved.

Reason: To ensure that the use and maintenance in perpetuity of the open spaces, play areas and areas for nature conservation is assured.

16 The scheme of noise attenuation measures for protecting the proposed dwellings from noise from the A40(T) road and the adjoining commercial premises shall be completed before any of the permitted dwellings are occupied.

Reason: To protect the residential amenities of the future occupiers of the properties.

17 Before any other works are commenced the roundabout shown on drawing 50390/100 rev C hereby approved shall be constructed and shall be the only means of vehicular access for construction traffic to the development hereby approved.

Reason: In the interests of highway safety and the amenities of

residents.

- 18 No development within the application area shall be occupied unless the mitigation proposals as shown on Drawing No. 50319/003 rev C has been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.

Reason: To ensure that the A40 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

- 19 No development shall take place until details of the temporary access to the A40(T) for construction traffic have been submitted to and approved in writing by the local planning authority. The approved temporary access shall be implemented before any other works are undertaken and shall be the only means of vehicular access for construction traffic to the development hereby approved.

Reason: In the interests of highway safety and the amenities of residents.

- 20 Before the occupation of any of the dwellings hereby approved, the roundabout shown on drawing no. 50390/100 rev. C shall be constructed.

Reason: In the interests of highway safety and the amenities of residents.

- 21 H11 (Parking - estate development (more than one house))

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

- 22 H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

- 23 No dwelling shall be occupied until the emergency vehicular access arrangements have been provided in accordance with details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure access by emergency vehicles.

- 24 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

- 25 H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

- 26 During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00am-6.00pm, Saturday 8.00am-1.00pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents.

- 27 No materials or substances shall be incinerated within the application site during the construction phase.

Reason: To safeguard residential amenity and prevent pollution.

- 28 No vehicular access shall be formed from the residential development hereby approved to Tanyard Lane.

Reason: In the interests of highway safety.

- 29 The plans and particulars submitted in accordance with condition no. 3 above shall include:

- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
- (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
- (e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

- 30 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.

INFORMATIVES:

- 1 The Environment Agency recommends that developers should:**
 - 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.**
 - 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.**
 - 3) Refer to the website at www.environment-agency.gov.uk for more information.**
- 2 N19 - Avoidance of doubt**
- 3 N15 - Reason(s) for the Grant of Planning Permission**

The meeting ended at 3.40 p.m.

CHAIRMAN