

MINUTES of the meeting of Southern Area Planning Sub-Committee held at : The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 21st March, 2007 at 2.00 p.m.

Present: Councillor P.G. Turpin (Chairman)
Councillor H. Bramer (Vice Chairman)

Councillors: M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,
J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas and
J.B. Williams

In attendance: Councillors T.W. Hunt (ex-officio)

120. APOLOGIES FOR ABSENCE

Apologies were received from Councillors J.G. Jarvis and P.G. Turpin.

121. DECLARATIONS OF INTEREST

There were no declarations of interest made.

122. MINUTES

RESOLVED: That the Minutes of the meeting held on 21st February, 2007 be approved as a correct record and signed by the Chairman.

123. ITEM FOR INFORMATION - APPEALS

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

124. DCSW2007/0391/F - VERMONT, CUSOP, HAY-ON-WYE, HEREFORDSHIRE, HR3 5QX.

Two single storey extensions and detached double garage.

RESOLVED

That planning permission be granted 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 E08 (Domestic use only of garage)**

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

INFORMATIVES:

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

125. DCSW2007/0036/F - CAEMAWR, DORSTONE, HEREFORDSHIRE, HR3 6AY.

Agricultural sheds – storage for hay, feed, tractor and machinery.

The Senior Planning Officer said that Dorstone Parish Council had submitted further representations to suggesting that the size of the small shed could have been accommodated within the hay barn thus reducing the length of buildings along the roadside. She also said that an email had been received from the applicants stating that a nearby farm had been robbed a while ago and that and that the police had advised owners to be more vigilant. They said that they therefore needed approval for a modest secure building to protect all their smaller and more valuable equipment.

In accordance with the criteria for public speaking, Ms. Harberd spoke in support of the application.

RESOLVED

That planning permission be granted 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 Notwithstanding the details shown on the submitted plans, samples of materials to be used for the walls and roof are to be submitted to and approved in writing by the local planning authority prior to the commencement of development.**
Reason: To protect the visual amenities of the area.
- 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 G09 (Retention of trees/hedgerows)**
Reason: To safeguard the amenity of the area.
- 6 G22 (Tree planting)**

Reason: To ensure the environment of the development is improved and enhanced.

126. DCSE2007/0075/F - LAND ADJACENT TO PETERSTOW COMPRESSOR STATION, TREADDOW OFF THE A4137 HENTLAND, HEREFORDSHIRE, GRID REF SO 545 238 (OS MAP 162).

New natural gas pressure reduction installation and associated works (underground tie-ins to existing Peterstow Compressor Station and no. 2 feeder outside the Compressor Station)

The Southern Team Leader ran through the main aspects of the application and said that National Grid had submitted an appeal in respect of application DCSW2006/1298/F - New natural gas pressure reduction installation and associated works (site a) - which had been refused by the Sub-Committee at its meeting on 25th August, 2006.

Councillor Mrs JA Hyde, one of the Local Ward Members said that the site was much more acceptable than the one previously refused because it would be much less intrusive on a very attractive part of rural Herefordshire. She said that this view was also shared by the other Ward Member, Councillor GA Davis. The Sub-Committee was unanimously in favour of the application.

RESOLVED

That:

(i) Pursuant to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999 No. 293), Regulation 3(2) the Herefordshire Council has taken the environmental information into consideration when making their decision. "Environmental Information" is defined by Regulation 2(1) as "the environmental statement, including any further information, any representations made by any body required by those Regulations to be invited to make representations, and any representations duly made by any other person about the environmental effects of the development:" and

(ii) That planning permission be granted 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. B11 (Details of external finishes and cladding (industrial buildings))

Reason: To secure properly planned development.

3. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

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

Reason: In order to protect the visual amenities of the area.
5. **Notwithstanding the details shown on the landscaping scheme the planting specification for the new hedgerows shall be more diverse and supplemented with oak trees to be planted at regular intervals. The details of these shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development. The work shall be carried out concurrently with the implementation of the landscaping scheme.**

Reason: In order to protect the visual amenities of the area.
6. **If during development, 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 addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.**

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.
7. **Any 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 shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.**

Reason: To prevent pollution of the water environment.
8. **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.**

Reason: To prevent pollution of the water environment.
9. **Prior to the commencement of development a scheme for the treatment and disposal of condensate discharge from the boiler**

shall be submitted to and agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment.

10. All foul drainage shall be contained within a sealed and watertight cesspool, fitted with a level warning device to indicate when the tank needs emptying.

Reason: To prevent pollution of the water environment.

11. 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 and pollution prevention techniques 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 run-off rate for the site (10l/sec/ha). The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment and the increased risk of flooding.

12. 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: 7.00am to 7.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. No work on Sundays or Bank Holidays.

Reason: To protect the amenity of local residents.

13. F02 (Scheme of measures for controlling noise)

Reason: In order to protect the amenity of occupiers of nearby properties.

14. H28 (Public rights of way)

Reason: To ensure the public right of way is not obstructed.

15. Further surveys for bats and nesting birds shall be conducted at an appropriate time of year by appropriately qualified ecologists and the results submitted for the approval of Herefordshire Council's ecologist prior to development.

Reason: All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

Nesting birds are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

16. Prior to development, a method statement shall be submitted to

and approved in writing by the local planning authority. This shall detail ecological mitigation and enhancement measures pre-, during and post-construction and should include a capture and exclusion programme for great crested newts. Construction works are to be overseen by an ecological clerk of works.

Reason: All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

Nesting birds are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

Informative(s):

1. **ND03 - Contact Address**
2. **Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at: <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>**

The applicant should also contact Jeremy Churchill to agree pollution prevention measures that may be required during construction and post construction phases.

3. **Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.**
4. **Your attention is drawn to Table B2, of PPS25 - Development and Flood Risk (December 2006), which states that...'in making an assessment of the impacts of climate change...the sensitivity ranges in Table B2 may provide an appropriate precautionary response to the uncertainty about climate change impacts on rainfall intensities...'**

We would therefore recommend, for a development with a lifetime to 2085 (as proposed) that a 20% increase is added to the 1% storm event to account for climate change.

5. **Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a**

hierarchy for surface water disposal which encourages a SUDS approach.

6. **HN01 - Mud on highway**
 7. **HN02 - Public rights of way affected**
 8. **In making this decision the local planning authority had regard to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and have concluded on the basis of the submitted material that there would be insufficient adverse environmental effects from the proposed development to justify refusal of planning permission.**
 9. **N19 - Avoidance of doubt**
 10. **N15 - Reason(s) for the Grant of Planning Permission**
127. **DCSE2006/3302/F - THE HYDE, WOOLHOPE, HEREFORDSHIRE, HR1 4RD.**

Removal of condition 6 of permission NE2000/2725/F so that the property can be used to accommodate an agricultural worker.

The Principal Planning Officer reported on the receipt of a copy of a letter sent to the Chairman which explained the applicants' case and whether the existing dwelling was suitable for occupation by a stockman. The applicant had contended that

- the existing dwelling was very large;
- agriculture could not provide enough income for the maintenance of the house and the occupant must work off the holding;
- the applicants could not meet the functional need of the holding without an on-site stockman; and
- the occupants would vacate their property for the on-site worker but in this case the dwelling was not commensurate with the functional need, therefore an additional unit of accommodation was required.

In accordance with the criteria for public speaking, Mrs. Drewett the applicants agent spoke in support of the application.

Councillor J.W. Edwards, the Local Ward Member, shared the views of the applicants that it was essential for a stockman to be living on site and that the applicants could not manage the farm on their own during peak times such as lambing. The existing farmhouse was a large six-bedroomed building with high maintenance costs and it was not practicable for the applicants to make it available for a stockman and try and find alternative accommodation nearby which would be beyond their means. He felt that the only practical alternative was for the application to be granted and that this could be done with an agricultural occupancy condition which tied the mobile home to the farm house. Several Members of the Sub Committee concurred with this view and felt that in this particular case an exception could be made to the Council's Planning Policies.

The Southern Team Leader advised Members that the Officers were not satisfied that the continued use of the mobile home was essential in support the farming enterprise. He pointed out that there was existing accommodation which was available to meet the needs of the holding. He also drew attention to the fact that the proposal would conflict with the Council's policies for mobile homes in the countryside and would harm the rural character of the area which was identified as a

Great Landscape Value in the Hereford and Worcester County Structure Plan.

Having considered all the facts about the application, the Sub-Committee decided that the applicants had put forward adequate grounds for approval and that it would be reasonable for permission to be granted with adequate conditions which would tie the mobile home to the holding with an agricultural occupancy. The Development Control Manager advised that because of the planning policy implications involved he would need to refer the matter to the Head of Planning Services and explore the issues raised about conditions and permanence in relation to those policies.

RESOLVED

The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee.

a) an agricultural occupancy tie to the holding

If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to approve the application to such conditions referred to above.

128. DCSE2007/0191/F - RUARDEAN WORKS, DRYBROOK, HEREFORDSHIRE, GL17 9BH.

25m T-Mobile monopole accommodating tri-sector antenna equipment cabinets and ancillary development.

In accordance with the criteria for public speaking, Mr Canilary the Chairman of Ruardean Parish Council spoke against the application and Ms. Chisholm the applicant's agent spoke in support.

Members expressed some concerns about the location of the mast which was a potential eyesore for local residents. There was also some doubts expressed about the health implications for nearby residents and for children using the adjoining school. Councillor Mrs J Hyde wondered if the mast could be relocated or the equipment installed on the existing mast. The Development Control Manager said that the officers view was that the mast would not cause significant visual intrusion in the landscape. Mast sharing was not an option because each set of equipment increased the structural loading on the mast and the applicants had spent some time arriving at a location which would satisfy their requirements and have the least visual impact. He also pointed out that the applicant has advised that the equipment would be operated in accordance with the National Radiological Protection Board and International Commission on Non-Ionising Radiation Protection guidelines and would not pose a health risk.

RESOLVED

that planning permission be granted 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 The monopole, equipment cabins and fencing shall be finished a colour

in accordance with a colouration/colour coat scheme to be submitted to and agreed in writing by the local planning authority prior to commencement of development. The installation shall be coloured in accordance with the approved details and maintained in perpetuity.

Reason: To minimise the impact of the development.

- 3 No development shall take place until details of hedgerow planting around the perimeter of the ground works compound have been submitted to and approved in writing by the local planning authority. The details shall include the following

Reason: To protect and enhance the visual amenities of the area.

INFORMATIVES:

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

129. DCSE2007/0332/F - COTHARS BARN YARD, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE

Continued use of land for storage of vehicles. New fence and gate and landscaping to eastern boundary.

The Planning Officer said that The Conservation Manager was of the view that the development had a harmful effect on the rural landscape which could not be overcome by boundary treatments. He therefore recommend refusal because it would be contrary to the following policies: LA2: Landscape character and areas least resilient to change of the Unitary Development Plan and C.1: Development within open countryside of the South Herefordshire District Local Plan (1999).

In accordance with the criteria for public speaking, Mr Maguire spoke in support of his application.

The Chairman whilst mindful of the views of the Conservation Officer wondered if some help could be offered to small rural enterprises such as this and a temporary permission granted to allow the applicant time to find an alternative location. The Sub-Committee discussed what length of time could be granted to the applicant but the Planning Officer pointed out that some thirty vehicles were stored on site. The Development Control Manager pointed out the potential difficulties that could be created by granting a temporary permission and suggested that some discretion could be used by the officers regarding the timescale for enforcement. This view was accepted by the Sub-Committee.

RESOLVED

that planning permission be refused for the following reason:

the continued use of the land for vehicle storage would, in view of its location in the open countryside be contrary to policies C1 and ED6 of the South Herefordshire District Local Plan and policies DR2 and ED11 of the Herefordshire Unitary Development Plan.

130. DCSE2007/0315/F - ROSPUR, WESTON UNDER PENYARD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QA.

The Sub-Committee was provided with the following updates:-
letter from the applicants stating:

After careful consideration and talking into account the views of the local parish council. We would consider removing the gazebo, if necessary, in order to support our application and show our commitment to the local community.

views of the Conservation Manager that:

The key view into the site is from the A40, when approaching Weston-under-Penyard from the west. The timber sheds, which are to the north and south of the property are in new timber and quite pale in colour. It is not considered that the sheds are unduly prominent elements when viewed in the context of Rospur, which is cream rendered. With regard to the decking and gazebo, while these structures are not very sympathetic, in terms of character, to the rural setting of Weston-under-Penyard, they are relatively small elements and do not stand out against the backdrop of houses on the hillside.

The Sub-Committee discussed the merits of the application and felt that the gazebo should be removed because of the adverse visual impact it had on the church. It was considered that the other structures were acceptable.

RESOLVED

that the Officers named in the Scheme of Delegation to Officers be authorised to grant planning permission subject to any conditions considered necessary by the Officers together with removal of permitted development rights, provided that the gazebo is removed from the scheme. If the gazebo is not removed, the Officers be authorised to refuse the application.

131. DCSE2007/0334/F - LAND ADJOINING CHADWYNS FARM, FOREST GREEN, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RF.

The Sub-Committee was provided with the following updates:-

a letter from the occupier of Plum Tree Cottage, Walford stating the following:

the shelter, as built, is for either very large livestock or maybe horses. Maybe a more appropriately sized shelter (not so tall and not such a high roof line) would be better so that it is not so prominent.

an assessment from The Conservation Manager that:

the siting of the field shelter is unduly prominent, in particular, due to its vertical scale, the low height of the roadside hedgerow and the lack of hedgerow trees.

If the field structure was sited on lower ground it might be acceptable. The possibility of reducing the height of the structure should be explored, as this

would lessen its visual impact.

Some appropriate new planting would be beneficial. The planting of new, native species trees, such as Oak (*Quercus robur*), Ash (*Fraxinus excelsior*) and Field Maple (*Acer campestre*) adjacent to, or within the existing perimeter field hedgerow, would enhance the character of Forest Smallholdings and Dwellings.

In accordance with the criteria for public speaking, Mrs Sweet-Escott spoke in support of her application.

RESOLVED

that planning permission be granted subject to the following conditions:

- 1 Within one month of the date of this decision the building hereby approved shall be sited in accordance with the approved plans received on 23rd January 2007.**

Reason: To protect the visual amenities of the area.

- 2 Within one month of the date of this decision the building shall be stained a matt, dark colour, details of which shall be first submitted to and agreed in writing with the local planning authority. The colour so approved shall not thereafter be changed without the prior written approval of the local planning authority.**

Reason: To protect the visual amenities of the area.

- 3 The building hereby approved shall be used for agricultural purposes only as defined within section 336(1) of the Town and Country Planning Act 1990 (as amended).**

Reason: To prevent the establishment of an unacceptable use in the countryside.

INFORMATIVES:

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

132. DCSE2005/3208/O - LAND OFF TANYARD LANE, ROSS-ON-WYE, HEREFORDSHIRE.

It was reported that the following updates had been received:-

Welsh Water state that they have been provided with additional information which demonstrated that the proposals would not result in an increase in flows

to the public sewerage system. They ask that conditions and advisory notes be incorporated within the planning consent relating to drainage of the site.

The applicant's agent has submitted a copy of a letter e-mailed to all Members of the Committee, which included a Technical Briefing Note on Drainage Issues.

No changes were proposed to the recommendation. Paragraph 6.4 of the report should be corrected: the capacity available for foul effluent would allow for development of both the Tanyard Lane site and the laundry site.

In accordance with the criteria for public speaking, Mr Sackett the agent acting for the applicant spoke in support of his application.

Several concerns were expressed by local ward Councillors regarding foul and surface water drainage of the site and the proposals for the new roundabout on the Ross Relief road which would provide access to the site. The Principal Planning Officer said that the drainage issues would be controlled by conditions and he outlined what the disposal arrangements would be. The application was an outline one and that the details would be incorporated within the planning obligation to be prepared by the officers which would address the concerns raised by Members. He also said that the proposed roundabout would be the subject of a separate application. The Southern Team Leader reminded Members that the site was identified for development within the Herefordshire Unitary Development Plan which would shortly be adopted. He said that the outline permission needed to be granted in order that a detailed application could be dealt with. Members asked a number of questions about the proposals.

RESOLVED

that subject to the completion of noise surveys and an indication of appropriate mitigation:

- 1) the Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 regarding contributions towards education, open space, adoption of open space, affordable housing and highway works.**
- 2) 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 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. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

6. F13 (Scheme to protect new dwellings from road noise)

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

7. 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.

8. H27 (Parking for site operatives)

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

9. H29 (Secure cycle parking provision)

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

10. Prior to the occupation of any of the (specify) hereby permitted a management plan, to include proposals for the long term design objectives, management responsibilities and maintenance schedules in perpetuity, for the areas of open space and play area(s) but excluding private domestic gardens, shall be submitted to and be approved in writing by the local planning authority. The management plan shall be carried out as approved.

Reason: In order to ensure that the use and maintenance in perpetuity of the open space and play area(s) is assured.

11. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

12. F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

13. W01 (Foul/surface water drainage)

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

14. 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.

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

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

16. Prior to the commencement of the development a detailed programme and method statement to include a timetable for the implementation and completion of the development shall be submitted to and approved in writing by the local planning authority. The development shall be progressed in accordance with the approved details.

Reason: In order to ensure that the development is progressed to completion.

17. 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.

Informative(s):

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

The meeting ended at Time Not Specified

CHAIRMAN