

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 8 April 2019 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Mr N.C. Wilkin (Chairman)	Mr A.P. Joel
Mr W. R. J. Richmond (Vice-Chairman)	Mr K. Martin
Mr R. F. W. Brame	Mr F.J. Sharpe
Councillor M. Chapman-Allen	Mr P. S. Wilkinson
Mr P.J. Duigan	Mr P. R. W. Darby (Substitute Member)
Mrs J. Hollis	

Also Present

Mr S.G. Bambridge (Ward Representative)	Mr W.H.C. Smith (Ward Representative)
Mr J.P. Cowen (Ward Representative)	Mrs L.S. Turner (Ward Representative)
Mr P. M. M. Dimoglou (Ward Representative)	

In Attendance

Michael Horn	Solicitor to the Council
Simon Wood	Director of Planning & Building Control
Jon Berry	Head of Development Management
Rebecca Collins	Head of Major Projects
Carl Griffiths	Principal Development Management Planner
Fiona Hunter	Principal Development Management Planner
Naomi Minto	Development Management Planner
Mark Simmonds	Principal Development Management Planner
Natalie Wicks	Planning Assistant
Julie Britton	Democratic Services Officer

40/19 MINUTES (AGENDA ITEM 1)

(a) 11 March 2019

The Minutes of the meeting held on 11 March 2019 were confirmed as a correct record and signed by the Chairman, subject to the following corrections to the Schedule of Applications:

Dereham: Yaxham Road: Reference: 3PL/2018/1556/F (Minute No. 31/19(g))

REASONS: whilst the Committee understood the concerns highlighted in the report, the designs would have a positive impact and were in line with *Paragraph 12 of the NPPF and DC16 of the Council's Core Strategy*.

(b) 15 March 2019

Councillor Joel congratulated the clerk for the very detailed and comprehensive Minutes taken at the Planning Committee meeting in Attleborough.

Action By

The Minutes of the meeting held on 15 March 2019 were confirmed as a correct record and signed by the Chairman.

41/19 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

Apologies for absence were received from Councillor Claire Bowes and Councillor Harry Clarke.

Councillor Paul Darby was in attendance as substitute for Councillor Bowes.

42/19 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

Agenda item 9(c): Bawdeswell: Dereham Road: Reference: 3PL/2018/1111/O

Members had received direct correspondence in respect of this application.

Agenda item 9(s): Shropham: Land off Hargham Rd: Reference: 3PL/2018/1071/F

Councillor Joel declared an interest by virtue of him being a friend of the applicant. Councillor Joel took no part in the discussions and did not vote on the application (see Minute No. 49/19(s) below).

43/19 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman thanked the Members for attending the recent site visit in North Pickenham and also for attending the Planning Committee meeting in Attleborough. He had been very pleased with the amount of people who had given up their time to attend this meeting.

As this was the last Planning Committee meeting before the Elections, the Chairman conveyed his thanks to those Members who were standing down, including Jenny Hollis, long standing Member Adrian Joel, and Frank Sharpe a former Vice-Chairman of the Planning Committee. He thanked them for all their help and wished them all well for the future. Breckland Council was also losing William Smith, and he thanked him for his input over the years.

44/19 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

The following applications had been deferred for further information:

1. Beeston: Syers Lane: Reference: Reference: 3PL/2018/1338/O (Agenda item 10(f))
2. Watton: Rear of 121A Brandon Road: Reference: 3PL/2017/1087/F (Agenda item 10(v)).

45/19 URGENT BUSINESS (IF ANY) (AGENDA ITEM 6)

None.

46/19 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

Jon Berry, the Head of Development Management reported that the consultation period for the main modifications had been extended until 15 May 2019 and he

Action By

encouraged anyone with an interest in the Local Plan to view the consultation portal on the Council's website and put forward any comments. Councillor Joel asked if these were additional changes. Members were informed that most of the main modifications had been out to consultation and that consultation period ended on the 1 April 2019. However, there had been a slight issue with the formatting of three of the modifications in particular, Policy HOU5 which was about small villages and hamlets outside of settlement boundaries, the Breckland Special Protection Area and Health Impact Assessments. These were the only three items out for further consultation. Councillor Duigan asked if this extension would have an effect on the whole process going forward. Members were assured that there should not be any significant delay as a result of this extra consultation. At best, a report should be prepared around June/July with a view to adopting the Local Plan in August or September 2019.

47/19 REVISIONS TO THE SCHEME OF DELEGATION (AGENDA ITEM 8)

Simon Wood, the Director of Planning & Building Control presented the report.

Members were asked to consider the revisions to the delegation scheme in relation to the determination of planning applications.

In 2018, the Council went through a Peer Review of the Planning Committee undertaken by the Local Government Association (LGA) and Planning Advisory Service (PAS). The Action Plan that arose from the Peer Review set out a requirement for the Scheme of Delegation to be reviewed and the suggestion of high, medium and low delegation models.

The main drivers for the review (as set out in Section 1 of the report) related to the transparency of the call-in process, and a review to seek the right balance in terms of officer delegation and Committee consideration.

As part of the common changes which had been included in all options was the adoption of the standardised Councillor call-in form [attached at Appendix 1 of the report]. The introduction of this form, together with operational changes would ensure that officers, included within their committee reports, details of the call-in and its reasoning, in order to fully address the need to improve the transparency of the process.

The introduction of a Chairman's Panel was another common change identified for all options as highlighted in the report. This Panel would possibly remove the need for some applications to be referred to the Planning Committee. It would also (when used as a consultative body) provide a safety net to ensure that proposals that had the scope to trigger wider issues were sent to the Planning Committee to be dealt with in the most transparent manner, if considered appropriate.

Of the three options (A, B and C), Option A, a high delegation model, would have the best outcome in terms of reducing the size of planning committee agendas and ensuring that only controversial or sensitive matters were dealt with in this manner. Option A would put more pressure on local Councillors to call-in applications within their Wards that ultimately would then have to be considered by the Planning Committee. It was noted that a future workshop would be arranged to discuss these matters.

The Chairman's Panel, loosely based on a similar scheme in operation at South Holland DC, would not be a planning application decision making body. Its role would be limited to confirming which applications should be heard at the

Committee and identifying those that should not.

As a long term Committee Member, Councillor Sharpe mentioned certain applications that, in his opinion, were not worthy of being included on the Planning Agenda. Members were informed that all applications would be considered by the Panel, which would then decide the route the application should take.

The Chairman gave examples of the applications that had been discussed earlier in the meeting that would be eliminated from the agenda in future; however, the responsibility would be on the Ward Member. The Director of Planning & Building Control said that the process of whether the application was delegated or put forward to the Planning Committee was working well in South Holland. He also assured Members that the Overview & Scrutiny Commission could review this revised procedure if necessary.

In response to a concern, the Solicitor advised that nothing concerning the merits or demerits of individual Planning applications should be discussed at Group meetings.

Councillor Duigan asked if the decisions made by the Panel would be made accessible. The Solicitor explained that a record would have to be kept of the decisions made. The Chairman and the Director of Planning & Building Control stated that Democratic Services would keep a record of the decisions.

It was noted that the Panel would have a rolling membership.

Following further discussion Members' favoured Option A – the high delegation model (see appendix 2 of the report).

48/19 DEFERRED APPLICATIONS (AGENDA ITEM 9)

The attached Schedule of Deferred Applications was noted.

- (a) North Pickenham: Land adjacent to The Blue Lion, Houghton Lane: Reference: 3PL/2018/0795/F

Construction of a single detached dwelling and access to Houghton Lane.

This application had been considered at the Planning Committee meeting on 14 January 2019 where it was deferred for a site visit to take place.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative : Councillor Frank Sharpe (against the application)

Applicant's Agent: Erica Whettingsteel (EJW Planning Ltd)

Action By

Objector: Richard Pyne (publican of The Blue Lion)

Objector: John Smith

Objector: Roy Hitching

Members voted 7 x 2 not to accept the Officer's recommendation of approval.

REASON(s) on grounds that the proposal would have a detrimental impact on the Grade II* Listed Church and a potential future noise nuisance on the proposed dwelling from the Blue Lion Public House

DECISION Members voted 7 x 2 to refuse the application.

49/19 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 10)

RESOLVED that the applications be determined as follows:

- (a) Attleborough: Academy 9, Norwich Road: Reference: 3PL/2019/0159/F

The demolition of 4 existing mobile teaching blocks and replacement 2 storey modular block and fencing.

Consideration was given to the application presented by Rebecca Collins, Head of Major Projects.

A verbal update was given by the Case Officer with regard to ecologist comments and a further condition was recommended.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further information had been included in the supplementary agenda (see page 341).

No representations were made in respect of the application in terms of public speaking.

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report; and subject to the additional ecology condition as recommended.

- (b) Attleborough: Land to the South West of Ellingham Road: Reference: 3PL/2018/0791/O

Proposed 12 new residential dwellings with access, parking and private gardens.

Consideration was given to the outline application presented by Rebecca Collins, Head of Major Projects.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further information had been included in the supplementary agenda (see pages 342 to 343).

Action By

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Glen Hepburn – Hepburns Planning
Consultancy Ltd

DECISION: Members voted unanimously for approval as recommended subject to no issues being raised within the remainder of the consultation period (10/04/2019) and the awaited revised arboricultural report; and subject to:

1. a S106 Agreement to secure 25% affordable housing, the proposed open space and its maintenance; and
2. the conditions as listed in the report.

(c) Bawdeswell: Dereham Road: Reference: 3PL/2018/1111/O

Development of three detached self-build properties with garages.

Consideration was given to the outline application presented by Naomi Minto, Development Manager Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

All Members had received direct correspondence in respect of this application.

Further representations had been included in the supplementary agenda (see pages 344 to 345).

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Jerry Stone

Parish Council: Bill Cunliffe (Chairman)

DECISION: Members voted 8 x 2 for refusal as recommended.

(d) Bradenham: Victory Court: Reference: 3PL/2018/1559/VAR

Variation of condition no. 2 & 14 on 3PL/2010/1333/F (development of 6 open market homes & 5 local needs homes including 1 special needs home) – revised trod footpath.

Consideration was given to the application presented by Jon Berry, Head of Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Melanie Tilley (Clayland Estates Ltd)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.

It was noted that Norfolk County Council would be approached to maintain the trod.

(e) Beeston: Land at Syers Lane: Reference: 3PL/2019/0065/VAR

Variation of condition nos. 8 and 9 on 3PL/2017/0702/O for the erection of two detached dwellings.

Consideration was given to the application presented by Mark Simmonds, Principal Development Manager.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further representations had been included in the supplementary agenda (see pages 346 to 347).

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Antony Pettifer (Icon Consulting)

Objector: Suzie Tucker

DECISION: Members voted unanimously for refusal as recommended.

(f) Beeston: Syers Lane: Reference: 3PL/2018/1338/O

This application had been deferred for further information.

(g) Brettenham: Melton Paddocks, Shadwell: Reference: 3PL/2019/0161/VAR

Variation of condition no. 2 and removal of condition no. 3 on 3PL/2017/0199/F (change of use to equine use and erection of two new yards inc. dwelling & garage, barns, horse walker & access roads).

Consideration was given to the outline application presented by Rebecca Collins, Head of Major Projects.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further representations had been included in the supplementary agenda (see page 350).

No representations in the form of public speaking were made in respect of the application.

DECISION: Members voted unanimously for approval as recommended; subject to the conditions as listed in the report.

Action By

- (h) Dereham: Former Malthouse Land South of Norwich Road: Reference: 3PL/2019/0181/VAR

Variation of condition no. 7, 3PL/2016/1454/H (to repair and refurbish the Maltings and erect 127 dwellings) – Highways provision.

Consideration was given to the outline application presented by Rebecca Collins, Head of Major Projects.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further representations had been included in the supplementary agenda (see page 351).

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Jake Lambert (Bidwells LLP)

DECISION: Members voted unanimously for approval as recommended subject to:

- 1. the conditions as listed in the report and amendments as set out in the supplementary agenda;**
- 2. no other material planning considerations being raised in the remainder of the consultation period (08/04/2019).**

- (i) Fransham: Hyde Hall Farm, Main Road, Great Fransham: Reference: 3PL/2019/0089/F

Change of use of agricultural land and the erection of an Agricultural Machinery Dealership and associated works and infrastructure.

Consideration was given to the outline application presented by Rebecca Collins, Head of Major Projects.

A verbal update was given by the Case Officer with regards to the ecologist comments and a further condition was recommended.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A further representation had been included in the supplementary agenda (see page 352).

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant: Richard Vaughan

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report; and the additional ecology condition as recommended.

It was noted that no material planning objections to the scheme had been raised by the ecologist.

Action By

(j) Garvestone: Land off Dereham Road: Reference: 3PL/2018/1049/O

Erection of 4 no. dwellings.

Consideration was given to the outline application presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Pablo Dimoglou (in support)

Applicant's Agent: Phil Hardy (Parker Planning Services)

Objector: Robert Rumsey

DECISION: Members voted 6 x 4 for approval contrary to the Officer's recommendation of refusal.

REASON(S): the site was in a sustainable location, it did not intrude into the open countryside – nor would its appearance be at odds with the character and appearance of the site and surrounding rural area - and the proposal would make a small contribution to the Council's 5 year housing land supply.

DECISION: Members voted 6 x 5 for approval.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions.

(k) Great Ellingham: Mill Farm Fisheries, Church Street: Reference: 3PL/2018/1404/F

Erection of 5 no. new dwellings and 1 no. replacement dwelling with associated landscaping and parking.

Consideration was given to the application presented by Mark Simmonds, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A further representation had been included in the supplementary agenda (see page 353).

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant: Phil Hardy (Parker Planning Services)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.

Action By

- (l) Great Ellingham: Development Site at Attleborough Road: Reference: 3PL/2018/0712/D

Reserved Matters application for the erection of 9 dwellings, parking, garages, road design and soft landscaping following approval under 3PL/2018/0713/VAR.

Consideration was given to the outline application presented by Carl Griffiths, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

No representations were made in respect of the application.

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.

- (m) Great Ellingham: Hollytree House, 80 Long Street: Reference: 3PL/2019/0090/F

Proposed single dwelling.

Consideration was given to the outline application presented by Rebecca Collins, Head of Major Projects.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Jason Barber (Studio 35)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.

- (n) Ickburgh: The Old Rectory, Ashburton Road: Reference: 3PL/2018/1215/VAR

Variation of condition 2 on 3PL/2017/1165/VAR in respect of minor revisions to the design of the dwellings and layout & conditions 7, 8, 9 & 10 and removal of conditions 3, 4, 14 & 16 as details have been submitted with this application.

Consideration was given to the outline application presented by Carl Griffiths, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: David Futter (David Futter Associates Ltd)

DECISION: Members voted unanimously for approval as recommended subject to a review by Environmental Health of the contaminated land information submitted and subject to the conditions as listed in the report.

Action By

It was noted that additional information had been submitted with regards to contamination which required review by Environmental Health.

- (o) Larling: Land adjacent The Chapel, Watton Road: Roudham/Larling: Reference: 3PL/2019/0135/F

Proposed dwelling.

Consideration was given to the application presented by Mark Simmonds, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further representation had been included in the supplementary agenda (see page 354). The recommendation in the supplementary report was incorrect and was highlighted accordingly.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant: Thomas Parker

Applicant's Agent: Stuart Clancy

DECISION: Members voted 7 x 2 for approval contrary to the Officer's recommendation of refusal.

REASON(S): the proposal would not cause demonstrable harm to the landscape, not intrude into the open countryside and would make a small contribution to the Council's 5 year housing land supply.

DECISION: Members voted 7 x 2 for approval.

The application be approved subject to delegated authority being granted to the Executive Director of Place to agree and impose suitable conditions including a condition that tied the annex to the dwelling.

- (p) Mattishall: Part of the field to the west of Gregs Close: (605242,310862) Reference: 3PL/2018/1409/O

Development site for six self/custom build residential properties.

Consideration was given to the outline application presented by Mark Simmonds, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A further representation had been included in the supplementary agenda (see page 355).

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant: Mr R Hill

Action By

Applicant's Agent: Ashley Wyatt (BD+M (UK) Ltd

Objector: Anne Salmon

Objector: Sue Walton

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and in the supplementary agenda.

(q) Shipdham: Land at Swan Lane: Reference: 3PL/2019/0162/VAR

Variation of condition no. 11 and removal of condition no. 12 on pp no. 3PL/2018/0228/O (outline application for up to 7 dwellings and provision of footpath) – remove footpath provision.

Consideration was given to the application presented by Mark Simmonds, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A further representation had been included in the supplementary agenda (see pages 356 to 357).

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Lynda Turner (in support)

Applicant's Agent: Chris Tilley (Clayland Estates Ltd)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and in the supplementary agenda.

(r) Shropham: Foxes Barn, Watton Road: Reference: 3PL/2019/0088/F

Four dwellings and garages.

Consideration was given to the application presented by Mark Simmonds, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Phil Cowen (against the application)

Ward Representative: Councillor William Smith (in support)

Applicant's Agent: John Barbuk (Patterson Design)

Parish Council: David Napier (Chairman)

Action By

Objectors: Mark & Ruth Wallis

DECISION: The vote was tied 5 x 5. The Chairman was entitled to his casting vote and voted that the application be refused as recommended.

(s) Shropham: Land off Hargham Rd: Reference: 3PL/2018/1071/F

New housing scheme comprising six-self build dwellings and associated works.

Councillor Joel declared an interest in this application due to him being a friend of the applicant.

Consideration was given to the outline application presented by Rebecca Collins, Head of Major Projects. It was noted that the consent was for 6 dwellings not 8 as highlighted under the description of development.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further representations had been included in the supplementary agenda (see pages 358 to 359).

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Phil Cowen (in support)

Applicant's Agent: Evert Amador (CAM Architects (Norwich) Ltd)

Parish Council: David Napier (Chairman)

Objector: Judith Clutton

DECISION: Members voted 8 x 1 for approval as recommended + 1 abstention subject to the conditions as listed in the report; and subject to no new materially different issues being raised within the remainder of the consultation period (10/04/2019).

(t) Snetterton: Snetterton Park, Heath Road: Reference: 3PL/2019/0099/VAR

Variation of condition no. 2 on planning permission 3PL/2018/0279/F – (petrol filling station, drive through coffee shop & restaurant).

Consideration was given to the outline application presented by Fiona Hunter, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Additional representation had been included in the supplementary agenda (see page 360).

No representations were made in respect of the application in terms of public speaking.

Action By

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report and in the supplementary agenda; and subject to no adverse comments being received from Cadent Gas.

- (u) Swaffham: Rlmh Development, Turbine Way: Reference: 3PL/2017/0860/F

Resubmission of proposal for a proposed new office building previously approved under 3PL/2016/1060/F, including details to address previously attached Condition nos. 4, 5, 6, 7 9, & 10.

Consideration was given to the outline application presented by Fiona Hunter, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

No representations were made in respect of the application in terms of public speaking.

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.

In terms of the bin store proposals, and the possible encroachment onto Council owned land, Members requested that Officer's visit the site in 6 months' time.

- (v) Watton: Rear of 121A Brandon Road: Reference: 3PL/2017/1087/F

This application had been deferred for further information.

- (w) Wretham: Site adjacent to No10 Manor Cottages, Church Road: Reference: 3PL/2018/1498/F

Proposed semi-detached dwellings (2no.)

Consideration was given to the outline application presented by Mark Simmonds, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Further information had been included in the supplementary agenda (see page 361).

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Phil Cowen (in support)

Applicant: Ann Schofield

Applicant's Agent: David Cumming (CSA Design Studios)

DECISION: Members voted unanimously for approval as recommended subject to the conditions as listed in the report.

Action By

**50/19 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 11)**

Noted.

51/19 APPEALS (FOR INFORMATION) (AGENDA ITEM 12)

Noted.

The meeting closed at 3.55 pm

CHAIRMAN