

Development Control Committee

Minutes of a meeting of the **Development Control Committee** held on **Wednesday 8 January 2020** at **10.00 am** in the **Conference Chamber, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU**

Present: **Councillors**

Chair Andrew Smith

Vice Chairs Mike Chester and Jim Thorndyke

John Burns

David Palmer

Jason Crooks

David Roach

Roger Dicker

David Smith

Andy Drummond

Peter Stevens

Susan Glossop

Don Waldron

Ian Houlder

Ann Williamson

Andy Neal

In attendance:

David Gathercole (Ward Member: Lakenheath)

73. **Apologies for Absence**

Apologies for absence were received from Councillor David Gathercole.

74. **Substitutes**

The following substitution was declared:

Councillor Andy Neal substituting for Councillor David Gathercole

75. **Minutes**

The minutes of the meeting held on 4 December 2019 were confirmed as a correct record and signed by the Chair.

76. **Planning Application DC/14/2096/HYB - Land at Station Road, Lakenheath (Report No: DEV/WS/20/001)**

(Councillor David Roach declared a local non-pecuniary interest in this item as a Member of Suffolk County Council's Development and Regulation Committee who had previously determined the application in respect of the new primary school which also formed part of the scheme. He would remain in the meeting but would not take part in the debate and would abstain from voting on the item.)

Hybrid planning application DC/14/2096/FUL - 1) Full application for the creation of new vehicular access onto Station Road, and entrance to a new primary school, 2) Outline application for up to 375 dwellings (including 112 affordable homes), and construction of a new primary school, land for ecological mitigation and open space and associated infrastructure (as amended)

This application was referred to the Development Control Committee as it was a proposal for 'major' development and Lakenheath Parish Council objected to the scheme.

Members were advised that the application had been considered previously by (the now dissolved) Forest Heath District Council's Development Control Committee who resolved to grant planning permission at their meeting in September 2018.

The application was returned to Committee in light of material changes in circumstances which had occurred since the previous determination. These included the adoption into the Development Plan of two new documents, namely; the Single Issue Review of Core Strategy CS7 and the Site Allocations Local Plan.

Furthermore, recent European case law and the Local Plan policy relevant to housing allocations at Lakenheath had compelled the Council to carry out a new 'Appropriate Assessment' under the provisions of the Habitats Regulations.

The Committee were informed that the paper before them was a comprehensive and stand-alone Committee report and that no regard should be given to previous reports presented to the (now dissolved) Forest Heath District Council's Development Control Committee.

Members were asked to consider the planning application afresh and to reach a new resolution, with no weight to be given to the resolution to grant planning permission made in September 2018.

In addition, Members were reminded that the application had been deferred from the November 2019 meeting of the Committee to enable a site visit to be undertaken.

It was then withdrawn from the subsequent meeting in December 2019 to enable a short consultation to take place following a minor change to the description of the development. The need to slightly change the description arose from amendments made to the planning application in 2015.

The Principal Planning Officer – Major Projects informed the meeting that errors had been identified in the S106 Agreement associated with the development (in that it mistakenly referred to Mildenhall and Red Lodge instead of Lakenheath) and this was in the process of being corrected.

The Officer recommendation for approval, subject to conditions as set out in Paragraph 418 of Report No DEV/WS/20/001, was therefore subject to the

completion of a satisfactory Deed of Variation to correct the errors in the S106.

Attention was drawn to the supplementary 'late papers' which were issued following publication of the agenda and which set out advisory comments from the Suffolk County Council Flood and Water Management Team, together with confirmation from the Environment Agency that they did not wish to amend their previous comments made in respect of the application.

Lastly, the Officer made reference to the further correspondence received from Lakenheath Parish Council earlier that week which he had circulated directly to Members for their reference.

Speakers: Councillor Gerald Kelly (Lakenheath Parish Council) spoke against the application
Councillor David Gathercole (Ward Member: Lakenheath) spoke against the application (*following which Councillor Gathercole left the meeting*)

Prior to opening the debate on the item, the Chair permitted the Service Manager (Planning – Development) to address the meeting; she advised the Committee that the High Court action referred to by the Parish Council and the Ward Member related to the planning application determined by Suffolk County Council in respect of the scheme. This formed an entirely separate application to that which was before West Suffolk Members seeking determination.

Councillor Andy Neal spoke at length against the application, following which, and in light of Councillor Neal having read from a detailed prepared statement, the Lawyer advising the meeting drew the Councillor's attention to the West Suffolk Planning Code of Conduct and in particular the section on predetermination which she read out to the meeting. In response to which, Councillor Neal stated that he was considering the application with an open mind.

A lengthy debate then ensued, with a number of Members making comment/posing questions on the application which the Principal Planning Officer – Major Projects responded to as follows:

Location – Members were advised that the Local Plan had allocated the site in question for residential housing and a primary school, the location of the scheme was therefore not for debate by the Committee;

Flightpath/Noise Contours – as part of his presentation to the meeting the Officer made reference in detail to the flightpaths/noise contour zones that applied to Lakenheath and the surrounding area. This included reminding the Committee that those who attended the site visit (at the nearby site at Briscoe Way) had witnessed jets passing directly overhead and deviated from the alleged flightpath over the application site;

Transport Assessment – Suffolk County Council had been consulted on this matter and had consistently advised that they held no objections to the proposals, including in response to the most recent consultation carried out in December 2019. The Officer confirmed his planning judgement that the Transport Assessment (and indeed, all other evidence documents) was still considered to be a robust and valid document with no changes in

circumstances identified and no evidence having been submitted to the contrary;

Need for Primary School – Members were reminded that the need for a second primary school in Lakenheath was not to be considered in isolation with this one application. The Local Plan had allocated 663 new dwellings for Lakenheath, meaning a second primary school was needed for the village;

Speed Limit – The Officer confirmed that the 30mph speed limit was already in place on the highway across the frontage of the site. He also made reference to the other related highways/junction improvements that would be required and secured.

Following reference made by the Committee to the Appeal Court action the Principal Planning Officer – Major Projects provided further explanation on this matter. He outlined the content of the appeal which was on two grounds; the Equality Act 2010 and the Environmental Impact Assessment that accompanied that particular planning application, and drew attention to the paragraphs within his report that addressed these elements.

The Chair permitted Members a few moments in which to reread the sections in question.

Following which, Councillor David Smith made reference to the report published by the Civil Aviation Authority in 2016 which Lakenheath Community Primary School had cited in their representation.

The Principal Planning Officer – Major Projects reminded Members that the existing primary school in Lakenheath fell within a higher noise contour than the application site. Furthermore, it was a Victorian building with limited noise mitigation measures. However, no evidence had been submitted to demonstrate that the pupils within the school were adversely affected by aircraft noise. The Officer also referred to the summary of the CAA report on aviation noise set out in the report.

It was moved by Councillor Andy Drummond that the application be approved, as per the Officer recommendation. This was duly seconded by Councillor Peter Stevens.

Upon being put to the vote and with 8 voting for the motion, 7 against and with 1 abstention it was resolved that

Decision

Planning permission be **GRANTED** following completion of a satisfactory Deed of Variation under S106A of the Town and Country Planning Act to correct errors identified in the completed S106 Agreement and subject to the following conditions:

- Time limit for submission of reserved matters (3 years) and 2 years for commencement of development following final approval of the reserved matters.
- Details of the reserved matters to be submitted for approval via formal application (appearance, landscaping, layout and scale).
- Listing of the approved plans (access is included for consideration

at outline stage)

- Materials (details to be submitted with the Reserved Matters)
- Submission of a design statement to accompany reserved matters submission/s.
- Sustainable construction and operation methods, (further details to be submitted with reserved matters and thereafter implemented)
- Water efficiency measures (requiring stricter optional standards of the Building Regulations)
- Bin and cycle storage strategy (to be submitted for approval with the Reserved Matters and subsequently implemented)
- Landscaping details (including precise details of new hard and soft landscaping, its implementation on site and its management and maintenance thereafter)
- Details of tree planting to replace specimens required to be felled for site access.
- Woodland management scheme (for retained/new/replacement trees)
- Retention and protection during construction of existing trees and hedgerows
- Ecology (enhancements at the site, reptile mitigation plan and any further survey work required, particularly to the existing tree belts (bats) and for reptiles)
- Construction management plan (to maintain environmental and amenity controls, including , contractors parking, provisions for loading and unloading, storage of plant and materials, wheel washing facilities, controls over dust emissions, construction and demolition waste recycling scheme, construction hours, construction lighting, surface water management during construction)
- As recommended by the Local Highway Authority, including precise details of the proposed access (including visibility splays), timing of surfacing of the access, details of bin storage, prevention of surface water discharging from the site onto the highway, precise details of estate roads and footpaths, timing of provision of estate roads and footpaths, timing of provision of the access visibility splays, travel plan details, deliveries management plan for HGV deliveries, details of areas for manoeuvring and parking of vehicles (including turning space), removal of permitted development rights within the access visibility splays and off site highway works (Eriswell Road junction).
- Contamination & remediation (further investigations and any remediation necessary and ground water protection measures)
- Means of enclosure to plot and overall site boundaries (details to be submitted with relevant Reserved Matters submissions)
- Noise condition to ensure WHO standards are met within the dwellings (daytime and night standards).
- Noise condition to ensure internal standards are met within the school building (compliance with Design Bulletin 93 standards).
- Acoustic design statement detailing i) how the approach to the layout of the site has mitigated against noise and ii) how the lowest practicable noise levels in the external areas of the site (gardens, open spaces and school grounds) can be achieved.
- Provision and position of fire hydrants to be agreed.

- Waste minimisation and re-cycling strategy
- Details of the foul and a 'SUDS' surface water drainage scheme (full details to be submitted with the Reserved Matters).
- Archaeology – Implementation of a programme of archaeological work in accordance with a written scheme of investigation (to be approved) and submission of a site investigation and post investigation assessment prior to first occupation.
- Reserved Matters submissions to generally accord with the concept/illustrative plans (land uses and SANG arrangements).
- Landscape and ecology management plan
- Open space to accord with SPD requirements and all open spaces to be submitted with the first submission of reserved matters. Details of management and maintenance of the public open spaces to be agreed. This excludes the 'SANG' provision which is addressed in the S106 Agreement.
- Provision of public access to the public open spaces in perpetuity.
- Details of internal pedestrian and cyclist links to be provided with Reserved Matters submissions (including permanent and any temporary pedestrian links to the SANG land and to the school).
- Details of secure cycle storage
- Further/updated arboricultural assessments to be provided with Reserved Matters submission/s.-
- Phasing plan to be submitted with first RM's submission to detail how the housing will be delivered and provision of public open spaces, footpath links and strategic landscaping to support the delivery of the housing.
- Affordable housing scheme (type, tenure and location on the site (clustering) of the affordable housing
- Visitor information boards to the SANG (details to be agreed and thereafter a scheme to be implemented)
- Landscape strategy which shall include full details of the layout and landscaping of the SANG land (including its internal and external boundaries footpath provision and access) and how the strategic landscaping and public open spaces will link to the Rabbit Hill Covert development to the south west.
- Ecology information pack for residents of the scheme.
- Electric vehicle charge points (1 per dwelling with on-plot parking space)
- Protection of nesting birds during any tree felling – felling to take place outside the bird nesting season unless overseen by an ecology expert.
- Lighting design strategy for ecology – to ensure bats using the tree corridors are not disturbed by street lighting.
- Submission of an odour assessment which must be approved by the LPA prior to submission of any reserved matters for housing. The assessment will need to establish if the application site is affected by odour emissions from the sewage treatment works located to the east, the extent of any impact identified and, if required, proposals for mitigation. Any reserved matters considered subsequently would need to adhere to the recommendations of the odour assessment.

(On conclusion of this item the Chair permitted a short comfort break.)

77. **Planning Application DC/19/0514/FUL - Offices, James Reinman Marine Ltd, The Broadway, Pakenham (Report No: DEV/WS/20/002)**

Planning Application - 2 no. dwellings (following demolition of existing work sheds) and associated works (as amended by email received 31.07.2019 to reduce the scheme from 3 dwellings to 2)

This application was originally referred to the Development Control Committee in December 2019 following consideration by the Delegation Panel.

Both Pakenham Parish Council and the Ward Member (Pakenham and Troston) Councillor Simon Brown supported the application, which was contrary to the Officer recommendation of refusal.

A Member site visit was held prior to the meeting in December.

At the Committee meeting Members resolved that they were 'minded to approve' the application contrary to the Officer recommendation of refusal.

Accordingly, the Decision Making Protocol was invoked in order for a Risk Assessment to be produced for Members' further consideration and as set out in the report before the Committee.

Officers were continuing to recommend that the application be refused, for the reason set out in Paragraph 16 of Report No DEV/WS/20/002.

Speaker: James Platt (agent) spoke in support of the application

Whilst some of the Committee voiced support for the application, other Members spoke on the importance of rural employment sites and considered the application to be premature in light of the site currently being used by an existing business.

In response to a question posed, the Service Manager (Planning – Development) explained that the West Suffolk Local Plan was currently in infancy stage, therefore, no weight could be attributed towards it in respect of the site in question.

Councillor Ian Houlder proposed that the application be refused, as per the Officer recommendation. This was duly seconded by Councillor Susan Glossop.

Upon being put to the vote and with 8 voting for the motion, 7 against and with 1 abstention, it was resolved that

Decision

Planning permission be **REFUSED** for the following reason:

1. The site is in the open countryside in a location remote from services and facilities. Policy RV3 of the Rural Vision 2031 states that residential

development will be permitted within housing settlement boundaries where it is not contrary to other policies in the plan. There are exceptions to allow for housing development in the countryside as set out under DM5 (affordable, rural workers dwellings, replacement dwellings and infill where there is a cluster of 10 or more existing dwellings), but this proposal does not satisfy any of these exceptions. The site is also not allocated for residential development in the Local Plan. West Suffolk can demonstrate a deliverable five year housing land supply and therefore the development plan can be considered up to date. The proposal therefore fails to comply with policy RV3 of the Rural Vision 2031, Core Strategy policy CS1 and CS4 and Policy DM5 of the Joint Development Management Policies Local Plan and the NPPF, particularly paragraphs 11, 77 and 79 and is considered unacceptable as a matter of principle. Moreover the proposal would result in the loss of an existing employment site. Without sufficient justification the proposal is contrary to policy DM30. The limited social benefits from a financial contribution to affordable housing and marginal social and economic benefits from the provision of two market houses is not considered to outweigh the substantial harm by the proposal undermining the adopted spatial strategy for rural housing and employment in the development plan.

The Local Planning Authority does not consider that there are material factors that justify any other decision. The claims of a 'fall back' builder's yard use by the applicant do not bear scrutiny. Firstly, the Authority is of the opinion that subsequent changes in the use of the site, including the change of use using permitted development rights of two buildings to dwellings started a new chapter in the planning history of the site. This would mean that any former builder's yard use would have been extinguished at this point. If, and without prejudice, this argument is not accepted, then the facts of the situation, including the period of time and the extent of intervening uses, indicate very firmly that any builder's yard use that might have existed, and may still have existed beyond the implementation of the prior notification approvals, has otherwise been abandoned. Even if this argument is not accepted, then the Authority would argue that the likelihood of any builder's yard use recommencing is unlikely, significantly limiting the weight to be attached to such. Furthermore, even if such a use was shown to be extant, and however unlikely, it did recommence, the Authority is of the view that any such use would be preferable to the provision of two dwellings on the site, noting the clear harm arising from such. On this basis, the Authority is of the opinion that no weight can be attached to any claimed 'fall-back' arguments relating to the planning history of the site and that determination should be made in accordance with the provisions of the NPPF and the Development Plan, both of which very clearly indicate refusal.

78. Planning Application DC/19/1817/FUL - The Old Pumping Station, Lower Road, Hundon (Report No: DEV/WS/20/003)

Planning Application - (i) 3no. dwellings and associated garages (ii) pedestrian link to public footpath (iv) alterations to existing access

This application was referred to the Development Control Committee as the application was contrary to the Development Plan and was recommended for approval, subject to conditions, as set out in Paragraph 92 of Report No DEV/WS/20/003.

A Member site visit was held prior to the meeting.

As part of her presentation to the Committee the Senior Planning Officer spoke in detail on the planning history of the site and referenced site comparisons within West Suffolk.

Speaker: Michael Hendry (agent) spoke in support of the application

Considerable discussion took place, with some Members raising concern at the recommendation being contrary to the Development Plan.

The Service Manager (Planning – Development) explained to Members that previous applications had been in outline form, unlike the scheme before the Committee which was a full application; meaning that full details of the scheme were available and so relevant material considerations emanating from the detailed scheme could be applied in the planning balance when coming to a recommendation that was contrary to the Development Plan.

Councillor John Burns proposed that the application be approved, as per the Officer recommendation. This was duly seconded by Councillor Peter Stevens.

Upon being put to the vote and with 12 voting for the motion, 3 against and with 1 abstention it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
- 3 Prior to commencement of development the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 - i) A site investigation scheme,
 - ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM),
 - iii) Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.
- 4 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as

- set out in the remediation strategy is submitted to and approved, in writing by the Local Planning Authority.
- 5 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 a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 6 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.
- 7 Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:30 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.
- 8 Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) The parking of vehicles of site operatives and visitors
 - ii) Loading and unloading of plant and materials
 - iii) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
 - iv) The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - ix) Noise method statements and noise levels for each construction activity including piling and excavation operations
 - x) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
- 9 The strategy for the disposal of surface water (dated 28 August 2019, ref: 2020/2019 Rev C by EAS) and the Flood Risk Assessment (FRA) (dated 28 August 2019, ref: 2020/2019 Rev C by EAS) shall be implemented as approved in writing by the Local Planning Authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.
- 10 Prior to commencement of development a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, shall be submitted to and approved in writing by the Local Planning

Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 11 All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.
- 12 Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.
- 13 No development above slab level shall take place until samples/details of the facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 14 The dwelling(s) hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.
- 15 The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No 18033-05 Rev F and made available for use prior to occupation. It shall be retained thereafter in its approved form.
- 16 Prior to first use of the development hereby permitted, the existing access onto the site shall be properly surfaced with a bound impervious material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
- 17 No development above ground shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
- 18 Before the access is first used clear visibility at a height of 0.6 metres

above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 120metres to the northwest and 43metres to the southeast metres in each direction along the edge of the metalled carriageway from the centre of the access. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the area of the visibility splays.

- 19 Prior to first use of the development hereby permitted, the area(s) within the site shown on drawing No. 18033-05 Rev F for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

79. Planning Application DC/19/1918/FUL - Land at Chardale, Dale Road, Stanton (Report No: DEV/WS/20/004)

Planning Application - 1no dwelling and cart lodge

This application was referred to the Development Control Committee following consideration by the Delegation Panel and in light of the Parish Council supporting the scheme which was contrary to the Officer recommendation of refusal, for the reason set out in Paragraph 47 of Report No DEV/WS/20/004.

A Member site visit was held prior to the meeting.

As part of his presentation to the Committee the Planning Officer outlined the planning history of the site and explained how the scheme was contrary to the Development Plan.

Councillor Peter Stevens praised the use of a table within the PowerPoint presentation which highlighted the planning balance and requested that this visual form be included in future Committee reports.

Speakers: Councillor Jim Thorndyke (Ward Member: Stanton) spoke on the application
Graham Bettany (applicant) spoke in support of the application

Debate ensued, with some Members voicing support for the application.

Councillor Jim Thorndyke made reference to errors within the report before the Committee and highlighted that, contrary to Paragraph 31, there was a pedestrian footpath that reached the application site.

In response to a question, the Service Manager (Planning – Development) explained that settlement boundaries would be looked at as part of the development of the West Suffolk Local Plan.

Councillors David Roach and Andy Drummond spoke in support of the application. They considered it to be a sustainable development, highlighted that a 'cluster of dwellings' was subjective and remarked upon the marginal increase the scheme would contribute to the District's housing supply and economy.

Councillor Roach proposed that the application be approved, contrary to the Officer recommendation of refusal, and this was duly seconded by Councillor Drummond.

The Service Manager (Planning - Development) explained that if Members were minded to approve the application, contrary to the Officer recommendation, then the Decision Making Protocol would need to be invoked and a Risk Assessment would be produced for consideration by the Committee at a subsequent meeting.

Upon being put to the vote and with 13 voting for the motion and 3 against, it was resolved that

Decision

Members be **MINDED TO APPROVE PLANNING PERMISSION CONTRARY TO THE OFFICER RECOMMENDATION OF REFUSAL**. The application was therefore **DEFERRED** in order to allow a Risk Assessment to be produced for consideration by the Committee at a future meeting.

The meeting concluded at 12.42pm

Signed by:

Chair
