

Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Minutes of a meeting of the **Development Control Committee** held on **Thursday 3 August 2017** at **10.00 am** at the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present: **Councillors**

Chairman Jim Thorndyke

Vice Chairmen Carol Bull and David Roach

John Burns

Ivor Mclatchy

Terry Clements

Alaric Pugh

Jason Crooks

Andrew Smith

Susan Glossop

Peter Stevens

Ian Houlder

David Nettleton

Substitutes attending:

Frank Warby

335. Apologies for Absence

Apologies for absence were received from Councillors Robert Everitt, Paula Fox and Julia Wakelam.

336. Substitutes

Councillor Frank Warby attended the meeting as substitute for Councillor Paula Fox.

337. Minutes

The minutes of the meeting held on 6 July 2017 were confirmed as a correct record and were signed by the Chairman.

338. Chairman's Announcement

Prior to commencing consideration of the substantive items of business on the agenda; the Chairman advised all present that the Service Manager (Planning – Development) would be delivering a briefing to the Committee on conclusion of the meeting on the development control service.

339. **Planning Application DC/17/1006/RM - Land East of Moreton Hall, Mount Road, Bury St Edmunds (Report No: DEV/SE/17/032)**

Reserved Matters Application - Submission of details under DC/14/1881/HYB for details of access, scale, layout, appearance and landscaping for Development Phase 2 for 80 no. dwellings including 30% affordable housing, associated open space and infrastructure. Including Details Reserved by Conditions A7, A13, A14, A15, A16, A17, A19, A20, A21, A23, A24, A25, A28, A29, A30 and A35 of application DC/14/1881/HYB

This application was referred to the Development Control Committee as it was a major application and the adjoining Parish Council of Great Barton had raised objections which was contrary to the Officer recommendation of approval, subject to a condition, as set out in Paragraph 50 of Report No DEV/SE/17/032.

The Principal Planning Officer – Major Projects explained that the application before the Committee sought Reserved Matters (access, scale layout, appearance and landscaping) following the Hybrid planning application granted in October 2014.

The Officer reminded Members that the scheme before them was phase two of five and made reference to the overall Masterplan which had been adopted in February 2014.

As part of the Case Officer's presentation, attention was drawn to the comments made by Great Barton Parish Council which primarily raised concern with the density of the scheme. The Committee was assured that the properties within the application before them were equal, and in some cases larger than, the properties delivered within Phase One.

Lastly, Members were advised that Officers had worked closely with the applicant in respect of the landscaping, particularly in respect of the East boundary which was typically associated with Oak trees, and was pleased to inform the meeting that an agreement had been reached for five Oak trees to be delivered on that boundary as part of the scheme.

However, the Landscape and Ecology Officer had been unable to respond on the most recent set of landscape plans in time for those comments to be considered by the Committee. Therefore, Officers were seeking an amendment to the recommendation to include Delegated Authority to seek comments from the Landscape & Ecology Officer in respect of the final set of landscape plans, and to subsequently approve the landscaping element of the scheme.

Speaker: Mr Jordan Last (agent) spoke in support of the application

During discussion, questions were raised with regard to; the type and management of the trees to be included, the new roundabout and the comments made by the Suffolk Constabulary Secure by Design Officer.

In answering these questions the Case Officer clarified that:

- Councillor Frank Warby's comments with regard to the detritus created by cherry trees would be noted and passed onto the applicant;
- Long-term management of the Oak trees and other vegetation had been considered within the landscaping plan;
- The new roundabout would be adopted by Suffolk County Council Highways; and
- Suffolk Constabulary Secure by Design Officer *had* made objections to earlier versions of the plan but these had all been addressed in subsequent amendments, hence, the Officer had no comments to make on the amended scheme.

Councillor David Nettleton praised the applicant for working so closely with the Planning Authority in developing the scheme and moved that the application be approved, as per the Officer recommendation and inclusive of the Delegated Authority in respect of the landscaping element, and this was duly seconded by Councillor Frank Warby.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

1. Planning permission be **GRANTED** subject to the following condition:
 - i. Development to be built in accordance with the approved plans; and
2. Officers be given Delegated Authority to seek comments from the Landscape & Ecology Officer in respect of the final set of landscape plans, and to subsequently approve the landscaping element of the scheme.

340. **Planning Application DC/16/1050/FUL & Listed Building Consent Application 16/1051/LB - 6 Lower Baxter Street, Bury St Edmunds (Report No: DEV/SE/17/033)**

Councillor Frank Warby declared a non pecuniary interest in this item as he had already considered the application as a Member of Bury St Edmunds Town Council's Planning Control Committee. He indicated that he would not take part in the discussion and would refrain from voting thereon.

Planning Application - (i) Conversion of existing offices on first and second floors to 3 no. apartments (ii) Three storey extension, with link building, to comprise of 2 no. apartments

Listed Building Consent - (i) Repairs and alterations to enable conversion of first and second floors to 3 no. apartments (ii) Three storey extension, with link building, to Northern elevation to form 2no. apartments

The applications were originally referred to the Development Control Committee on 6 August 2017 due to the presence of two Member call-ins and in light of the level of public interest which raised balanced matters that

Officers believed warranted consideration by the Committee. A Member site visit was held prior to that meeting.

Members raised a number of concerns in relation to the applications, principally in respect of; the impact on the residential amenity of neighbours (in terms of loss of light/outlook), the visual impact of the development in the town's historic core and the provision of a deliverable scheme for managing waste on the site.

In light of these concerns the Committee voted to defer the applications in order to enable Officers to work with the applicant to seek improvements to the scheme, where possible.

The Committee was reminded that the property concerned was a Grade II Listed building, hence, the proposed development was comprised of two applications to be jointly considered; a planning application and a listed building consent application.

As part of her presentation, the Senior Planning Officer outlined the modest changes that had been made to the planning application in order to address Members' concerns. Alongside amended plans, supplementary documentation had been submitted in the form of additional shadow plans and waste management clarification.

Bury St Edmunds Town Council continued to voice objection to the proposal. Officers considered the scheme to be well designed and of high quality. The degree of impact on neighbours was not considered to be significant and so, on balance, Officers were continuing to recommend that the applications be approved subject to conditions, as set out in Paragraph 60 of Working Paper 1 and Paragraph 33 of Report No DEV/SE/17/033.

Speakers: Kyle Siftar (neighbour) spoke against the application
Councillor Tom Murray (Bury St Edmunds Town Council) spoke against the application
Mike Driver (agent) spoke in support of the application

The Senior Planning Officer explained that the Officer recommendation for approval was also subject to no objections being received from the National Amenities Societies and Historic England. Since publication of the agenda Historic England had confirmed that they had no comments to make in respect of the revised plans.

During discussion, questions were raised with regard to; the material to be used for the cladding, vehicle movements on-site and overlooking.

In answering these questions the Case Officer clarified that:

- A condition was included to require samples of all materials used in construction;
- Two conditions were included to control the degree of overlooking, such as the use of obscure glazing; and
- Suffolk County Council Highways had been consulted with regard to the parking provision and the applicants had submitted documentation

outlining vehicle movement. The Committee were also reminded that the area in question was already used for parking.

Councillor Peter Stevens proposed that the applications be approved, as per the Officer recommendation, and this was duly seconded by Councillor Alaric Pugh.

Upon being put to the vote and with 9 voting for the motion, 4 against and with 1 abstention, it was resolved that

Decision

Planning permission and listed building consent be **GRANTED** subject to no objections being received from the National Amenities Societies and Historic England and subject to conditions to secure the following:

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 following approved plans and documents.
3. The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
4. No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.
5. The acoustic insulation of the dwellings shall be such to ensure noise levels, with windows closed, do not exceed LAeq(8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00.
6. All new external and internal works and finishes and works of making good to the retained fabric shall match the existing historic work adjacent in respect of materials, methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.
7. The works hereby permitted shall be carried out in accordance with the approved plans and specifications and in such a manner as to retain existing features of architectural or historic interest within the building including those that may be exposed during implementation of the approved works.
8. No mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe shall be provided on the exterior of the building until details of their location, size, colour and finish have been submitted to and approved in writing by the Local Planning Authority.
9. Before any work is commenced details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - Details drawings of the Juliet balconies at a scale of not less than 1: 10;
 - Samples of external materials and surface finishes

- Schedule of works/repairs and specifications

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

10. A minimum of five working day's notice shall be given to the Local Planning Authority of the commencement of works to form the new openings between the existing and new building. Opportunity shall be allowed for on-site observations and recording by a representative of the Local Planning Authority or a person nominated by the Authority during any period of work relating to this element of the works and no part of any feature of the building revealed by the works shall be removed unless first approved in writing by the Local Planning Authority.
11. Before any work is commenced: (i) sample panel(s) of all new facing brickwork shall be constructed on site showing the proposed brick types, colours and textures; face bond; and pointing mortar mix and finish profile and shall be made available for inspection by the Local Planning Authority; (ii) the materials and methods demonstrated in the sample panel(s) shall be approved in writing by the Local Planning Authority. The approved sample panel(s) shall be retained on site until the work is completed and all brickwork shall be constructed in all respects in accordance with the approved details.
12. Before any work is commenced elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.
13. No development shall commence until samples of the facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority.
14. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 692 021 B shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
15. The use shall not commence until the parking and turning proposed within the site, shown on drawing numbers 692 021 B and clarified by 692 040 has been provided. Thereafter these area(s) shall be retained and used for no other purposes in perpetuity
16. Before the development is occupied details of the secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
17. Prior to the installation of any glazing on the site, a sample of the frosted/opaque glazing to be used in the east elevation and the side panels of the angled feature window shall be submitted to the local planning authority and agreed in writing. The elevation shall be completed using the agreed materials and thereafter retained as so installed.

18. The glazing on the east elevation shall be completed in strict accordance with the details shown in the approved plan. Those areas shown to be obscurely glazed shall be non-opening and remain as such in perpetuity
19. No individual dwelling hereby approved shall 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 for that dwelling.
20. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
The scheme of investigation shall include an assessment of significance and research questions; and:
 - a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording The Archaeological Service
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
21. No buildings shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 21 and the provision made for analysis, publication and dissemination of results and archive deposition.
22. Secure the provision of the waste management scheme in accordance with the submitted details
23. All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan and material and equipment shall only be stored in accordance with the locations defined in the plan. Any damage to the highway infrastructure, including footway and kerbs, shall be made good before first occupation and before and after photographs will be required. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

341. **Planning Application DC/16/1268/FUL - Land North of Fentons Farm, Stanningfield Road, Great Whelnetham (Report No: DEV/SE/17/034)**

Councillor Terry Clements declared a non-pecuniary interest in this application as a Life President of Havebury Housing Partnership (Havebury being the applicant), he remained in the meeting but abstained from voting on the item.

Planning Application - 10no. dwellings with associated access, parking and landscaping - as amended by plans dated 28 April 2017

This application was referred to the Development Control Committee as Great and Little Whelnetham raised objections which was contrary to the Officer recommendation of approval, subject to conditions, as set out in Paragraph 44 of Report No DEV/SE/17/034.

As part of his presentation the Principal Planning Officer drew attention to the site boundary, which had been shown slightly too wide on the East boundary on the site plan attached to the agenda.

Paragraphs 1 and 42 of the report were also highlighted in respect of the reference therein to the affordable dwellings to be included as part of the scheme. Whilst both paragraphs referred to 4 dwellings the applicant had since amended the proposal to include 6 affordable dwellings. The Committee was reminded that affordable housing units were not a planning requirement in respect of the proposal as it was only for 10 dwellings, furthermore, the inclusion of affordable housing was not a material planning consideration.

Speakers: Councillor Terry Clements (Ward Member: Horringer and Welnetham) spoke against the application
Aoife O’Gorman (agent) spoke in support of the application

During discussion a number of Members made reference to the need for foot and cycle way links. The Service Manager (Planning – Development) explained that Suffolk County Council Highways had not raised this as a S106 requirement, hence, the Planning Authority was not able to request funding from the development in this respect.

Councillor Peter Stevens moved that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor David Nettleton.

Upon being put to the vote and with 13 voting for the motion 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. No development shall commence beyond slab level until samples of the facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority.
4. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Details of which will include:
 - i. Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). Borehole records should also be submitted in support of soakage testing.
 - ii. Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.
 - iii. Modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
 - iv. Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device and the groundwater table. If individual soakaways are being used they will be at least 5-10m away from any foundation (depending on whether chalk is present).
 - v. Only clean water will be disposed of by infiltration devices due to the site being in a Source Protection Zone. Demonstration of adequate treatment stages for water quality control shall be submitted- SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse or aquifer.
 - vi. Infiltration devices will have a half drain time of less than 24hours.
 - vii. Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
 - viii. Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.

- ix. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
 - x. Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.
 - xi. All downpipes to have water butts with high level overspill.
5. The dwellings hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
 6. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.
 7. No part of the development shall be commenced until details of the proposed driveways (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved driveways shall be laid out and constructed in its entirety prior to the occupation of the property. Thereafter the access shall be retained in its approved form.
 8. Before the development is commenced beyond slab level details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
 9. Before the development is commenced details shall be 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.
 10. Before the development is commenced, details of the adoptable estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.
 11. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.
 12. All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Construction Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site

operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

13. Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
14. The hours of construction activities, including deliveries to the site and the removal of excavated materials and waste from the site, shall be limited to 08:00 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No construction activities shall take place at the application site on Sundays, Bank or Public Holidays.
15. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
 - a. The programme and methodology of site investigation and recording.
 - b. The programme for post investigation assessment.
 - c. Provision to be made for analysis of the site investigation and recording.
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation.
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved in accordance with the first part of this condition and the provision made for analysis, publication and dissemination of results and archive deposition.

16. All planting comprised in the approved details of landscaping (Soft Landscaping Scheme July 2017 - Rev D) 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.
17. Unless otherwise agreed in writing with the Local Planning Authority, except for that part which must be removed to permit the construction of the vehicular access in accordance with the conditions of this permission, the existing hedge to the north boundary of the site shall be retained at a height

no lower than that which shall first have been agreed in writing with the Local Planning Authority. Any of the existing hedge removed without such consent, dying, being severely damaged or becoming seriously diseased within five years of the access being first brought into use shall be replaced during the first available planting season with planting of a size and species which shall have previously been agreed in writing by the Local Planning Authority.

342. **Planning Application DC/17/0035/RM - Land Between 4 and 8 Norfolk Road, Bury St Edmunds (Report No: DEV/SE/17/035)**

Councillor Frank Warby declared a non pecuniary interest in this item as he had already considered the application as a Member of Bury St Edmunds Town Council's Planning Control Committee. He indicated that he would not take part in the discussion and would refrain from voting thereon, he therefore left the meeting at 12.04pm.

Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2245/OUT- the means of access, appearance, layout and scale for Plots 3 and 4. As amended by amendment to Application Form received on 01 June 2017

This application was referred to the Development Control Committee in the interests of consistency as the original outline planning application (DC/15/2245/OUT) was considered by the Committee in February 2016.

Furthermore, Bury St Edmunds Town Council objected to the application and Councillor Diane Hind (Ward Member: Northgate) had raised concerns regarding the proposal. Both of which were contrary to the Officer recommendation of approval, subject to conditions, as set out in Paragraph 31 of Report No DEV/SE/17/035.

The Senior Planning Officer highlighted that the application comprised the submission of details for Plots 3 and 4 of the scheme only.

Speakers: Jeff Paine (neighbour) spoke against the application
Councillor Tom Murray (Bury St Edmunds Town Council) spoke against the application
John Mason (agent) spoke in support of the application

Councillor David Nettleton moved that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Alaric Pugh.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

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

1. Approved plans to be adhered to.
2. Materials to be agreed.
3. First floor window in east elevation of Plot 4 and west elevation of Plot 3 to be obscure glazed.

4. Restriction re: subsequent addition of windows above ground floor level in east elevation of Plot 4 and west elevation of Plot 3.
5. Parking and turning areas and bin storage areas to be provided and retained.
6. Construction works to only be carried out between the hours of 08:00 and 18:00 Mondays to Fridays and between the hours of 08:00 and 13:30 Saturdays and at no time on Sundays or Bank Holidays.

The meeting concluded at 12.07pm

Signed by:

Chairman

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