

Confirmed



Minutes of a Meeting of the **Planning Committee North** held in the Conference Room, Riverside, on **Tuesday, 8 March 2022 at 2.00pm**

Members of the Committee present:

Councillor Paul Ashdown, Councillor David Beavan, Councillor Norman Brooks, Councillor Jenny Ceresa, Councillor Tony Cooper, Councillor Linda Coulam, Councillor Andree Gee, Councillor Malcolm Pitchers, Councillor Craig Rivett

Other Members present:

Councillor Sarah Plummer

Officers present: Joe Blackmore (Principal Planner), Sarah Carter (Democratic Services Officer), Sarah Davis (Democratic Services Officer), Elliott Dawes (Development Officer - Housing), Matthew Gee (Planner), Mia Glass (Assistant Enforcement Officer), Steve Milligan (Planner), Iain Robertson (Senior Planner), Ben Woolnough (Planning Manager (Development Management))

Announcement

Prior to the start of the meeting, the Chairman advised that, in order to take account of the Agenda Items with public speakers, he would be taking item 8 immediately after item 6 on the Agenda, and then Items 7 and 9 in that order.

1 Apologies for Absence and Substitutions

There were no Apologies for Absence.

2 Declarations of Interest

Councillors Brooks and Rivett declared a Local Non-Pecuniary Interest in Item 9 - DC/22/0151/FUL - Water Lane Leisure Centre, Lowestoft, as being Cabinet Members who had been present during the meeting approving funding for the works to the Leisure Centre. These declarations were made during discussions on the application.

3 Declarations of Lobbying and Responses to Lobbying

There were no declarations of lobbying.

4 Minutes

RESOLVED

That the minutes of the meeting held on 8 February 2022 be agreed as a correct record and signed by the Chairman.

5 Enforcement Action - Case Update

The Committee received report ES/1071 which summarised outstanding enforcement cases for East Suffolk Council sanctioned under delegated powers or through the Committee up to 18 February 2022. There were currently 10 such cases.

In response to a question relating to Pine Lodge, Hinton, the Assistant Enforcement Officer confirmed the case was being discussed with Counsel. It was noted that charging order had been placed on the land to recover costs. Reference was made to the Certificate of Lawful Use on Land at North Denes Caravan Park, Lowestoft, and questions were asked as to how this could be the case when it was Council owned land. The Planning Manager advised that the Park was seeking lawful planning use; land ownership was irrelevant. Counsel's advice was being sought.

With regard to New Quay Lane in Melton, an issue previously raised by Councillor Coulam, the Planning Manager confirmed he would follow up with the Head of Planning and Coastal Management who was due to provide the response.

There being no further discussion, it was

RESOLVED

That the report concerning Outstanding Enforcement matters up to 18 February 2022 be received and noted.

6 DC/21/5015/FUL - 15-18 Milton Road East, Lowestoft

The Committee considered report ES/1072 which gave details of the planning application for the demolition of the existing vacant single storey office building and the construction of six two-bedroom dwellings with associated parking and outdoor amenity space at Milton Road East, Lowestoft. The properties would form part of the Council's housing portfolio and be available for rent.

The application was before Committee as the Council was the applicant.

Members received a presentation showing the aerial view, site location plan, photographs of the site and street scene, proposed block plan and floor plans, together with elevations and proposed perspective view.

The Senior Planner explained that the two-bedroomed properties would cater for three or four persons and there were no issues with the lack of parking on plot 1 as the site was in a sustainable location near the town centre. There were no unacceptable impacts on highway safety. The principle of the design was considered to be acceptable as it was similar to existing development in the area and the scale and density would make the best use of the site and both protect and enhance the

area. The impact of the proposal on the amenity of occupiers of properties to the rear was considered to be acceptable. Key issues identified in the Local Plan were the growing population and housing need and these dwellings would provide an important contribution to the Council's housing stock. The type of property to be built had been identified by the Housing Needs Register. The proposal was considered to accord with Local Plan policies and approval was being recommended.

Members asked questions relating to:

- The location of solar panels.
- The ability to match non-driver applicants to the property with no parking.
- Retaining the properties for the Council's housing stock.

The Senior Planner confirmed that the solar panels were on the rear of the dwellings. The Housing Development Officer confirmed that the properties would be retained as housing stock and matching occupiers without cars for plot 1 should not be an issue. Having spoken to Tenant Services and considering the sustainable location, parking was not considered to be an issue and the lettings would remain under the control of the Council. He pointed out that there was resident permit parking in the area. The Housing Development Officer agreed that, if children shared a bedroom and got older, families might, at some future date, need to be rehoused.

During discussion, Members supported the proposal for developing the vacant site to provide much needed family homes. Comment was made that nothing was being provided in the form of bungalows for disabled and/or older people, bearing in mind there was likely to have been some demand over the last three years. The Committee accepted that the need for two-bedroomed properties had been identified and it was

RESOLVED

That permission be granted, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with Drawing No. 1740 01 Rev F, 03 Rev B and 04 Rev E received on 23 February 2022, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

a) An intrusive/Phase 2 investigation(s), to include:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- proposed remediation objectives and remediation criteria; and
- proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including the Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. Prior to any occupation or use of the approved development the RMS approved under condition 5 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land

and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. The use shall not commence until the area(s) within the site shown on Drawing No. 1740 01 Rev E for the purposes of manoeuvring and parking of vehicles has been

provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

10. Prior to first occupation the EV charging point as shown on Drawing No. 1740 01 Rev E shall be provided and shall be retained thereafter.

Reason: To ensure the provision for charging of electric vehicles in accordance with Suffolk Guidance for Parking (2019) and to promote sustainable transport methods.

11. The use shall not commence until area(s) within the site shown on Drawing No. 1740 01 Rev E for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking 2019 to promote sustainable travel.

12. The areas to be provided for the storage and presentation of refuse and recycling bins as shown on Drawing No. 1740 01 Rev E shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

13. 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 accesses are first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

2. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-

naming-and-numbering or email

llpg@eastsoffolk.gov.uk

3. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: www.suffolk.gov.uk/environment-andtransport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

7 DC/21/2369/FUL - 73 Beccles Road, Bungay

The Committee considered report ES/1074 which set out details of the planning application seeking permission for a new dwelling and associated works on land at 73 Beccles Road, Bungay. The design and layout of the development had been amended during the application process and was now considered to accord with the Development Plan.

The application was before Committee as the officer recommendation was contrary to the views of the Town Council.

Members received a presentation showing the aerial view, site location plan, photographs from the road and within the site, the location of the proposed dwelling, the three trees to be removed and their proximity to the powerlines, elevations of the proposed dwelling being 1 1/2 storey with cladding, the relationship with Nos. 69 and 73, and the proposed floor plan layout.

The Principal Planner advised that, whilst it was regrettable that three trees were to be removed, there would be additional tree planting on the site. In context, there was no problem with the principle of the development and in amenity terms, it was considered to be acceptable. The two first floor windows on the western site would be obscure glazed. The applicant would be required to serve notice on the relevant landowners in order to use the shared driveway; however, that was a legal and administrative task that would not influence planning considerations but had to be undertaken prior to any decision notice being issued. The principle of the development was supported by the Local Plan and the amended design, as shown, was considered to be acceptable for the site. Approval was, therefore, being recommended.

In response to a Member's question relating to the rare, mature copper beech tree that was to be removed, the Principal Planner advised that the Council's Arboricultural Officer was of the opinion that it had limited amenity value and outside of this application, it could be felled. It was unfortunate but acceptable.

The Chairman invited the public speakers to address the Committee.

On behalf of Bungay Town Council, Dr K Lodge advised that he would not reiterate what had previously been said and seen but would mention the following. The claim that it was previously developed land and therefore a brownfield site could not be substantiated. The lady at No. 67 had lived there since 1965 and her late husband since 1940 and the land in question had always been a garden. The ownership of the access track in paragraph 9.2 in report was in dispute. This had been tarmacked and maintained by the previous owners who established the small caravan site. The site location plans had not included any garden or driveway for No. 73 but they were crucial for the parking and turning of vehicles. The conditions required would not be enforceable if the area so designated was not within the red line drawing. On the Design Statement, the comments presented were informal; they had not been commissioned for a tree survey or design advice. Cutting down trees and replacing them with sticks would not retain the ecology. If the application was accepted, the previous plan was better than the new proposal which was totally out of keeping and the planners suggestion of a bungalow would be more appropriate.

Mr J Putman, agent, made comment on the officer's report in that it addressed the Town Council's comments relating to the flood zone. There was good highway access and new trees were to be planted providing screening from the highway. He advised that the access was used by three dwellings not five. The proposed dwelling would sit between two pre-war bungalows and immediately to the east was a further access serving other properties. There was a range of styles in the area conforming to designs at the time they were built and the current contemporary design and materials complied with Building Regulation requirements. The proposal would not cause problems to others, it complied with the relevant planning policies and Mr Putman requested approval of the application.

Members discussed the proposal before them and expressed concerns over the design not being in keeping with the area of more traditional style dwellings. Whilst the site could be considered to be suitable for development, the design needed to be more appropriate for the area. The design was contemporary in its own time, but not suitable in this location. A proposal for refusal was made.

In response to comments, the Principal Planner advised that the Broads Authority had been consulted and made no comments on the application. The site was not in the Conservation Area or AONB and whilst understanding concerns that had been expressed about the contemporary form of the dwelling, that was not a reason for refusal. Members suggested that consideration could be given to changing the design to something more acceptable for the area.

In noting the views of the Committee on the design of the dwelling, the Planning Manager proposed that, should the Committee accept the principal of the development, a deferral would allow the Planners to go back to the applicant and discuss the possibilities of an amended design.

The Democratic Services Officer reminded the Committee that a proposal for refusal was on the table; that would need to be seconded and voted on or withdrawn before another motion could be considered. The Chairman sought agreement from the proposer of refusal to withdraw that motion; it was agreed.

The Chairman's proposal that contact be made with the agent for discussion on a more acceptable design was duly seconded and it was

RESOLVED

That a decision be deferred to allow the officers to work with the applicant's agent to address design concerns raised by the Committee.

8 DC/21/5332/FUL - The Lugger, 13 Linden Close, Aldeburgh

The Committee considered report ES/1073 which gave details of the planning application for the use of the proposed annex approved under DC/21/3363/FUL to also be used for holiday letting.

Members received a presentation showing an aerial view and site location which was within the settlement boundary. The host property was one of a mix of properties in the road, standing on a larger plot. It was proposed create a one-bedroomed annexe for both elderly relatives and for holiday letting and the presentation showed the site and both existing and proposed floor plans and elevations.

The Planner explained that the site was in a sustainable location and supported by tourism policies in the Local Plan. The one-bedroomed two person accommodation would not create any significant impact; there was adequate parking on site and cycle storage would be available. Approval was being recommended subject to conditions including that relating to the 56 day holiday use. Whilst he understood the RAMS payment had been made, that had not yet been confirmed, so authority to approve was being sought.

Members raised questions relating to the reasoning for this application to come to Committee, the 56 day rule for holiday letting use, and the circumstances for this application to change from accommodation for elderly relatives to holiday letting. The Planner advised that the proposal was in accordance with the Local Plan providing tourist accommodation and not long term rent. Adequate parking was being provided. There were no demonstrable reasons to refuse planning permission for tourist use. The Planning Manager confirmed that the initial application in December 2021 was acceptable on its own merits. A number of other proposals had come forward seeking to utilise annexes for holiday accommodation which allowed flexibility on use and for financial reasons.

Under public speaking rules, the Chairman asked the applicant to address the Committee.

Mrs Francis explained that they were looking after her parents due to ill health and the reason for the application for short term rental was to raise income to cover the cost of improving the value of their property until her parents were ready to move in. There was no other underlying reason. There was space for the proposal without affecting anyone, eight cars could fit on the driveway and nothing in the proposal would impact on their neighbours. Her parents would move in when the time was right. Mrs Francis

explained that they lived on site so it was possible to control the lettings which would be for a maximum of two adults, no pets, with adequate parking being provided on the driveway. It would be run separate to their household with a log of residents and payments.

Members noted that condition 3 provided for an up-to-date register of all lettings which could be inspected by the Local Planning Authority at all reasonable times. The Planning Manager confirmed that such a condition had been in use for a number of years and nowadays it was much easier to view a register with so much more being undertaken on-line.

Comment was made that it was disappointing that the Town Council had not attended to explain their objections to this application and it was hoped that Town/Parish Councils would, in future, take up the opportunity to address the Committee. It was suggested that the Government needed to change legislation to ensure a change of use was necessary for dwellings to be turned into holiday lets.

On a proposal for approval which was duly seconded, it was

RESOLVED

That authority to approve be granted, subject to receipt of RAMS payment and the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing no. 15 153 - 100 received 26.11.2021.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The accommodation may be occupied either for purposes incidental to the use of the dwellinghouse (13 Linden Close) or for occupation by a relative or dependant of the householder or his or her spouse; or may be used as holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting the said Order). The duration of occupation by any one person, or persons for holiday use shall not exceed a period of 56 days in total in any calendar year, unless the Local Planning Authority agrees in writing to any variation. The owners/operators of the holiday unit hereby permitted shall maintain an up-to-date register of all lettings, which shall include the names and addresses of all those persons occupying the unit during each individual letting. The said register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure the development is occupied only as bona-fide holiday accommodation or as an annexe to the principal residence, having regard to planning

policies, tourism objectives and to ensure the use and parking area remains 13 Linden Close.

4. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. The use shall not commence until details of the areas to be provided for the manoeuvring, parking of vehicles, including secure cycle storage, has been 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.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided in accordance with Local Plan Policy SCLP7.2 and in the interests of sustainability.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

The Committee considered report ES/1075 which was seeking permission for various external works at Water Lane Leisure Centre. The application was before Committee as the Council was the applicant.

The Planner explained that the works included the relocation of the bin store which would be enclosed in 1.8m high timber featheredge boarding with access gates; the existing gravel margin to the squash area was to be removed and replaced with tarmac surface; a new additional bike rack facility was to be installed to the front of the building; a new canopy over an existing bike rack was to be installed; and the south edge of the site would be re-landscaped.

Members received a presentation showing the site location, aerial view, various photographs within the site showing locations of proposed improvements, both existing and proposed block plans, and landscaping improvements.

The Planner outlined the material planning considerations and key issues and explained that there were no adverse impacts and the works would improve facilities for the users of the leisure centre. Approval was therefore recommended.

Note: *Councillor Brooks and Rivett made declarations of interest at this point in the meeting.*

Members supported the application and there being no specific questions, it was

RESOLVED

That permission be granted, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:

- Location and Existing Site Plans, 001 Rev A, received 14/01/2022
- Proposed Plans, 001 Rev A, received 14/01/2022 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Prior to the removal of the existing landscaping to the southern boundary as shown on drawing 002 A, a hard and soft landscaping scheme for the area shall be submitted to and approved, in writing, by the Local Planning Authority. These details shall include proposed means of enclosures; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); planting plans; written specifications (including cultivation and other

operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

The approved proposed landscaping works shall then be completed within 6 months of the removal of the existing landscaping. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason: In the interests of visual amenity and the character and appearance of the area.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

The meeting concluded at 3.27pm.

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Chairman