

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 1st July, 2009.

**Present:** Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Dick Cains (vice Cllr Bill Noble), Cllr John Fletcher (vice Cllr Mrs Maureen Rigg), Cllr Robert Gibson, Cllr Miss Tina Large, Cllr Andrew Larkin (vice Cllr Ross Patterson), Cllr Mrs Jean O'Donnell

**Officers:** B Jackson, C Straughan, A Glossop, R McGuckin, P Shovlin, J Roberts, M Chicken, S Smith, G Archer, M Robinson, J Hall, F Bage, A Briggs, K Hopkins, S Prior, M Brownlee, K Campbell (DNS); L Danby (CESC); S Johnson, J Butcher (LD)

**Also in attendance:** Councillor Faulks, Councillor Harrington; Applicants, agents and members of the public

**Apologies:** Cllr Phillip Broughton, Cllr Paul Kirton, Cllr Bill Noble, Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Fred Salt, Cllr Steve Walmsley

### **P 37/09**      **Declarations of Interest**

Councillor Rix declared a personal non prejudicial interest in the item entitled 09/0736/EIS - Land on South Side, Seamer Road, Hilton - Revised application for erection of 3 no. wind turbines together with associated crane pads, access tracks, site compound, control building, meteorological mast and access to public highway as he was a member of the Ramblers Association.

Councillor Mrs Beaumont declared a personal non prejudicial interest in the item entitled 09/0736/EIS - Land on South Side, Seamer Road, Hilton - Revised application for erection of 3 no. wind turbines together with associated crane pads, access tracks, site compound, control building, meteorological mast and access to public highway as she was a member of Kirklevington and Castle Levington Parish Council.

### **P 38/09**      **09/0736/EIS Land on South Side, Seamer Road, Hilton Revised application for erection of 3 no. wind turbines together with associated crane pads, access tracks, site compound, control building, meteorological mast and access to public highway.**

Consideration was given to an application that sought permission for the erection of three wind turbines, together with the associated development of crane pads, access tracks, site compounds, meteorological mast, control building, accesses and other ancillary development.

It was explained that each turbine consisted of a main support tower and three blades and was specified as having a maximum blade tip height of 125m. Each turbine would have a foundation and crane hard standing area. The meteorological mast was specified as having a maximum height of 80m and would be erected to monitor the performance of the wind farm. Underground electrical cabling and communications cables would connect each turbine to a control building, which would in turn connect to the National Grid.

A total of 181 representations of support had been received and 393 of objection. Objections to the scheme related mainly to visual impact of the turbines on the surrounding landscape and residential areas, highway safety,

turbine safety, residential and public amenity, economic, environmental reasons and inefficiency of turbines. The letters of support received considered that wind was a clean, free local resource which should be utilised, that the local impacts would be outweighed by the wider environmental benefits, that wind power needed to be fully supported to combat global warming and climate change and that they were an attractive addition to the scenery whilst acting as a tourist attraction. Other comments considered that there was a need to protect the needs of future generations whilst Britain needed to be able to generate energy without relying on imports from other countries and that the proposal would be beneficial to farm diversification and the local economy generating contracts for the local area.

No objections had been received from consultees with responsibility for air traffic safety, ornithology, archaeology and cultural heritage, microwave links and power lines. It was noted that Natural England considered that, subject to a marginal movement of turbine no.4, the impact on protected species could adequately be mitigated against.

The Committee was informed that potential noise generation had attracted significant objection, however, the councils Environmental Health Officers assessed the noise data supplied and, subject to conditions, were satisfied that noise would not be a significant impact for surrounding and nearby residents. A series of conditions were necessary to deal with noise and potential effects on nearby properties. While the conditions suggested were quite complex in their format, requiring a separate schedule of guidance notes, it was considered that they offered a level of protection for local residents that was properly enforceable. Having compared these conditions to their equivalents, attached to some of the earlier wind farm planning permissions nationally, the proposed noise conditions reflected the most recent wind farm appeal decisions and the recommended noise conditions which would be imposed were considered to significantly improve the level of protection to local residents. In particular, the onus for measurement of noise emissions was placed on the operator not the Council. It was considered that the conditions would ensure that any noise and disturbance from the wind farm, that had an undue impact on the living conditions of any local resident, could be dealt with. There was also protection offered by other legislation notably in terms of statutory or private nuisance.

It was noted that regard must clearly be had to the seriousness of climate change and its potential effects or the need to reduce carbon dioxide emissions through, amongst other measures, the use of renewable forms of energy. Security of supply was also an important issue.

The Committee received an update report which summarised additional comments received, including comments from Ward Councillors, Durham Tees Valley Airport, Government Office North East, SHWAG, and Urban Design Highways. The update provided further information from the applicant and also a revised list of conditions due to further detailing.

The applicant was in attendance at the meeting and addressed the Committee.

Members of the public were in attendance at the meeting and objected to the proposal.

The Ward Councillor was in attendance at the meeting and objected to the proposal.

A member of the public spoke in support of the application.

Councillor Mrs Beaumont proposed and Councillors Larkin and Fletcher seconded refusal of the application. A vote took place and the proposal was defeated.

RESOLVED that planning application 09/0736/EIS be approved subject to the following conditions:-

COMMENCEMENT – within 5 years from date of approval

The development hereby permitted shall begin not later than five years from the date of this decision.

APPROVAL – 25 Years

The permission hereby granted shall endure for a period of 25 years from the date when electricity is first exported from the wind turbines to the electricity grid network (the First Export Date). Written confirmation of the First Export Date shall be provided to the Local Planning Authority within 1 month of the First Export Date.

CONDITIONS: PRE COMMENCEMENT

SURFACE WATER DRAINAGE – Environment Agency & Highways

No development approved by this permission shall be commenced until a scheme for the provision of a surface water drainage system, including a means of attenuation to no more than existing discharge rates, has been approved by the Local Planning Authority. The scheme shall include details of how surface water run off shall be prevented from entering the highway and long term management responsibilities. The scheme shall be implemented before the construction of impermeable surfaces which are to drain into the approved drainage system unless otherwise agreed in writing by the Local Planning Authority.

PHASED ARCHAEOLOGICAL WORK – Tees Archaeology

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has completed the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved in writing by the local planning authority. Where important archaeological remains exist provision should be made for their preservation in situ.

TURBINE POSITIONING (Micro siting)

Notwithstanding details hereby approved, the wind turbines and their associated access tracks shall be sited within 50m of the positions indicated on plan ref: 5396B-07-N-075 Issue 2, Figure 2.7 of Part 3 of the Environmental Statement Addendum in accordance with a final scheme of siting to be first submitted to and approved in writing by the Local Planning Authority. Turbines T2 and T4 shall not be micro-sited any closer to either the adjacent overhead power line or the adjacent highway (Hilton / Seamer Road) as detailed on plan ref: 5396B-07-N-075 Issue 2, Figure 2.7 unless approved in writing by the Local

Planning Authority.

#### TURBINE SIZE, DESIGN AND COLOUR

No development shall commence until full details of the design, siting dimensions lighting, finish and colour of the turbines and Meteorological mast hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The turbines shall not exceed 80m in height to the hub, with each blade not exceeding 45m in length and the overall height to tip of blade not exceeding 125m. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

#### AVIATION LIGHTING – MoD

Prior to the erection of any wind turbines hereby approved a scheme of Aviation lighting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the position, type and luminance of lighting and timing and a method statement for reporting any known failure of the lighting to the both the MoD and Durham Tees Valley Airport. The development shall be carried out with the approved scheme and shall be operated and maintained for the life of the wind farm unless otherwise agreed in writing by the Local Planning Authority.

#### MoD and DTVA NOTIFICATION

Both the Ministry of Defence and Durham Tees Valley Airport shall be notified in writing, a minimum of 4 weeks in advance of the following at the addresses below;

The date construction on site commences, including timing for the erection of each turbine,

- The date construction on site ceases,
- The maximum height of construction equipment,
- The latitude and longitude of each turbine.

Each submission of details shall be accompanied by the site address, grid co ordinates and Local planning Authority's Planning Application reference number.

Address: MoD

DE Operations North Safeguarding Wind Energy  
Kingston Road  
Sutton Coldfield  
B75 7RL

Address DTVA

Mr Phil Holmes  
Senior Air Traffic Engineer  
Durham Tees Valley Airport  
Darlington  
Co. Durham  
DL2 1LU

#### CONSTRUCTION TRAFFIC MITIGATION – videographic survey

The developer shall submit to the local planning authority a videographic survey of the routes to be used for the construction of the turbines within the administrative boundary of Stockton on Tees. The videographic survey shall be

submitted one month prior to the commencement of development and a joint visual inspection shall be arranged with the local highway authority prior to commencement. The applicant shall secure means by which any damage or required works to the highway shall be repaired/made good – at the applicant's expense in accordance with the written approval of the highway authority in respect to timing for repair works to be undertaken.

#### CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be restricted to detailing the following;

- Site information
- Programming
- Traffic disruption
- Visibility
- Temporary widening
- Running surfaces
- Narrow lanes
- Temporary Safety barriers and Safety zones
- Routes for emergency vehicles
- Routes for diverted vehicles
- Non motorised users
- Abnormal Load Movements
- Operational hours
- Vehicle recovery
- Incident management
- Temporary TRO's
- Signing
- Consultation
- Detailed layout of Traffic Management scheme
- Speed control/Co-ordination with other road works
- Off highway parking for vehicles waiting to access the site.
- Temporary lighting

Throughout the construction phase, the Construction Management Plan shall be implemented in accordance with the approved details, and any changes to the plan shall only be permitted by prior written consent from the Local Planning Authority.

#### ABNORMAL LOADS – DRY RUN

Notwithstanding details hereby approved, prior to commencement of the development, a 'dry run' for transporting the abnormal loads to the site shall be carried out. The Local Planning Authority shall be informed in writing of timing of the dry run 6 weeks prior to its operation. A written statement of the findings of the dry run shall be submitted in writing to the Local Planning Authority prior to any commencement of development on site. Any additional works identified as being required by the Local Planning Authority as a result of the dry run shall be carried out in accordance with a scheme to be first submitted to and agreed in writing by the Local Planning Authority prior to commencement on site.

#### WHEEL WASH FACILITY

Notwithstanding details hereby approved and prior to commencement on site, wheel washing facilities shall be installed at the site in accordance with a

scheme which has first been submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall remain in place and operational throughout the construction phase of the development unless otherwise agreed in writing with the Local Planning Authority.

#### NATIONAL GRID – MONITORING

No development hereby approved shall commence until a scheme for monitoring the effect of wind turbulence from the wind turbines on the National Grid Overhead Line adjacent to the application site has been submitted to and approved by the Local Planning Authority. The Approved scheme shall be implemented in complete accordance with the approved details and maintained during the life of the Turbine operation on the site unless prior written approval from the Local Planning Authority has first been obtained.

#### ICE FORMATION PREVENTION

Before the development, hereby approved, is commenced on site details of a scheme for the detection and mitigation of blade icing, shall be submitted to, and approved in writing by, the Local Planning Authority. The measures set out in the approved scheme shall be followed at all times.

#### DETAILED METHOD STATEMENT – site operations

No construction, decommissioning or removal work as part of the development hereby permitted shall commence until a detailed Method Statement for working practices has been submitted to and approved in writing by the local planning authority. The statement shall include details about foundations, hard standing, site access tracks, drainage, construction compound, soil handling and storage. It shall also indicate how it has had regard to wildlife surveys undertaken and shall specify any mitigation measures proposed, including the timing of any work. All such work shall be carried out in accordance with the approved details.

#### TEMPORARY SITE COMPOUND

Prior to the commencement of development, a plan to a scale of 1:500 shall be submitted to the local planning authority showing the location of the temporary site compound or compounds required in connection with the construction of the development. Each plan shall indicate the location of the buildings, car parking, and boundary fencing. Thereafter any temporary site compound at the site shall be constructed in accordance with the approved plans. All temporary contractors' site compounds shall be removed and the land reinstated to its former profile and condition no later than 9 months after the date when electricity is first exported from the wind turbines to the electricity grid network (the First Export Date).

#### LANDSCAPING SCHEME, IMPLEMENTATION AND MAINTENANCE

Notwithstanding details hereby approved and prior to the commencement of works on site a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details including the species, numbers and locations of planting, timescales for implementation and a maintenance schedule. The development shall be carried out in accordance with the approved scheme.

#### CONDITIONS: DURING CONSTRUCTION

#### CONTROL BUILDING

The control building and its associated compound shall be constructed in accordance with a scheme of such to be first submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the siting, dimensions, appearance and external finishes of the building, the fencing and the surface material of the compound area. The development shall be carried out in accordance with the approved details.

#### CONSTRUCTION HOURS OF OPERATION

Notwithstanding details hereby approved, all construction operations on site including decommissioning or removal work and delivery of materials on site, but excluding activities associated with abnormal loads, shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working unless otherwise agreed in writing with the Local Planning Authority.

#### DUST SUPPRESSION FROM VEHICLES

All vehicles leaving the site which are transporting loads from which dust and debris may be produced shall be fully sheeted prior to leaving the site.

#### STORAGE OF POTENTIALLY POLLUTING GOODS

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

#### PROTECTED SPECIES

No development shall take place unless in accordance with the mitigation detailed within the following documents unless otherwise agreed in writing with the Local Planning Authority;

- Seamer Wind Farm Environmental Statement dated 8 August 2008 and relevant Appendices, (author Broadview);
- Environmental Statement Addendum March 2009 and relevant Appendices, (author Broadview); and
- Additional Ecology Information enclosed within TNEI's letter dated 19 May 2009.

Works shall include but not be restricted to adherence to timing and spatial restrictions; provision of mitigation and habitat enhancements in advance, micro siting of turbines, undertaking confirming surveys, adherence to precautionary working methods and adherence to lighting restrictions.

#### SITE CABLING AND CONNECTION

All electrical cabling between the individual turbines and the on-site connection building shall be located underground in accordance with details to be submitted to and agreed in writing by the local Planning Authority. Thereafter the excavated ground shall be reinstated to its former condition within 6 months of the commissioning of the wind turbines to the satisfaction of the Local Planning

Authority

## CONDITIONS: POST CONSTRUCTION

### DECOMMISSIONING

Unless a further permission is granted, not later than 12 months before the end of the period of this permission, a decommissioning and site restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management and timing of any works and a Traffic Management Plan to address traffic issues during the decommissioning period. The decommissioning and site restoration shall be completed, in accordance with the approved scheme, within 24 months of the end of the period of the permission.

### TURBINE REMOVAL AFTER 12 MONTHS INOPERATION

If any of the turbines hereby permitted ceases to operate for a continuous period of 12 months (unless such cessation is due to the turbine being under repair or replacement) then a scheme for the decommissioning and removal of the turbine and any ancillary equipment and structures relating solely to that turbine, shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the end of the cessation period. The scheme shall be implemented within 12 months of the date of its approval by the Local Planning Authority.

### TELEVISION INTERFERENCE

Prior to the commencement of development, a baseline television reception study in the area shall be undertaken by a qualified television engineer and submitted in writing to the Local Planning Authority with a scheme of works to mitigate the effects of the development on domestic television signals in the area. Any claim by a person for domestic television picture loss or interference at their household within 12 months of the final commissioning of the wind farm, shall be investigated by an independent qualified engineer approved by the Local Planning Authority, at the expense of the wind farm operator and the results shall be submitted in writing to the Local Planning Authority within 1 month of the claim. Should any impairment to the television reception be determined as attributable to the wind farm operation on the basis of the baseline study, such impairment shall be mitigated within 2 months in accordance with the approved scheme of mitigation.

### NOISE CONDITION

The rating level of noise emissions from the combined effects of the wind turbine generators when measured and calculated in accordance with "The Assessment and Rating of Noise from Wind Farms, ETSU-R-97" published by ETSU for the Department of Trade and Industry shall not exceed the values set out below. Where there is more than one property at a location the noise limits apply to all properties at that location

During night-time hours of 2300-0700 [maximum Noise level La90,10minsdB]:-

PLEASE SEE TABLE AT APPENDIX TO MINUTES

At all other times:-



## PLEASE SEE TABLE AT APPENDIX TO MINUTES

In the event of a complaint being received in writing by the Local Planning Authority alleging noise nuisance at a residential property or properties due to the wind turbines, the wind farm operator shall, at its expense, employ an independent consultant approved by the Local Planning Authority to measure and assess the level of noise emission from the wind farm at the location of the complaints property (or, in the event that access is not possible, at the nearest publicly accessible location acceptable to the local planning authority) following the procedures described in the above guidance. Where the complaint related to a location that is not specified in the tables listed above, the relevant noise limits shall be those for the nearest property listed in the tables above. The results of the independent consultant's assessment shall be provided to the Local Planning Authority within two months of the date of notification of complaint unless otherwise extended in writing with the Local Planning Authority. The operator of the development shall be under no obligation to follow the procedure set out in this condition where the complaint relates to a dwelling house more than three kilometres from the nearest wind turbine generator.

Should noise levels referred to in this condition be exceeded, the wind turbine operator shall take steps forthwith, to ensure that noise emissions from the wind farm are reduced to the prescribed noise levels or below.

### WIND SPEED DATA

The wind farm operator shall commence to log wind speed and wind direction data from the date the wind farm becomes operational, by a method to be first agreed in writing with the Local Planning Authority and thereafter monitor such data continuously throughout the period of operation of the wind farm (unless otherwise agreed in writing with the Local Planning Authority). This data shall be retained for a period of not less than 12 months and shall include the arithmetic mean wind speed in metres per second (ms<sup>-1</sup>) and the arithmetic mean wind direction in degrees from north for each 10 minute period synchronised with Greenwich Mean Time.

At the written request of the Local Planning Authority the recorded data relating to a standardised height of 10 m above ground level and relating to any periods during which noise monitoring took place or any periods when there was a specific noise complaint shall be made available. Wind speeds at the standardised height of 10 m shall be derived either by direct measurement of 10 m height wind speeds or derived by calculation from measurements of wind speed at other heights or derived by calculation from the power output of the turbines by a method to be agreed by the Local Planning Authority prior to commencement of the development.

### TURBINE INOPERATION DATA

At the written request of the Local Planning Authority the wind farm operator shall provide, within 28 days from the date of request, a list of ten-minute periods during which any one or more of the turbines was not in normal operation. This information will only be required for periods during which noise monitoring was undertaken in accordance with conditions attached to this permission. 'Normal operation' is defined in the guidance notes referred to above.

## NO ADVERTISEMENTS AND BLADE ROTATION

No advertisements other than safety or information notices shall be displayed anywhere on the turbine structures and the turbine blades shall all rotate in the same direction.

**P  
39/09**

**09/0878/ADV**

**Trinity Green, Holy Trinity Church, Church Ruins**

**Application for consent to display banners 2m long x .8m wide on 18 no. lamp post within grounds of Holy Trinity Church**

Consideration was given to an application that sought advert consent to display up to 18 decorative banners (2m by 0.8m wide) on lamp columns within the grounds of Holy Trinity Church, Trinity Green. The application had been deferred from the previous meeting held on 10 June 2009 in order for further information to be provided and for the applicant to make a presentation.

Background information had been provided by the Neighbourhood Management Team which informed members of the process that had taken place in arriving at the proposals and the community involvement in developing the site.

The Committee considered that the position of the banners was acceptable and would not have any significant impact on the visual amenity of the area or have any significant affect on highway and pedestrian safety.

RESOLVED that planning application 09/0878/ADV be approved subject to the following condition:-

1. The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Plan Reference Number	Date on Plan
SBC0001	17 April 2009
SBC0002	17 April 2009, 20 April 2009

2. Notwithstanding the submitted information details of the final banner designs proposed shall be agreed in writing with the local planning authority before installation on site.

**P  
40/09**

**Building schools for the future (BSF): new school: planning brief phase 1 (sample schools) Bishopsgarth and Ian Ramsey Church of England secondary school**

Consideration was given to a report that sought approval for a non-statutory planning brief for the sample schools in the Building Schools for the Future (BSF) scheme. Partnerships for Schools (PfS), which was the public body overseeing the BSF programme nationally, required the appropriate committee of the local authority to approve a planning brief for each sample school in the BSF scheme prior to the submission of the outline business case (OBC).

Officers, in conjunction with external consultants, assessed the feasibility of

Bishopgarth School and Ian Ramsey School sites for a new school. These discussions were in line with the approval gained from Cabinet on 5th February 2009. The level of comfort acceptable to PfS would be an approved planning brief. This planning brief would enable the commercial bidders for the LEP (Local Education Partnership) to have the confidence that if they comply with the requirements outlined in the planning briefs and outline proposals the principle of development should be acceptable subject to the future submission of detail proposals at a later date.

The current proposals that the authority would like to implement were briefly described as follows:

- Bishopgarth School: form a new block to the rear of the site which would develop around a courtyard at the heart of the school while retaining the existing PH unit, sports hall and east facing block. On completion of the new works the north wing would be demolished. There would be little change to the access arrangements.
- Ian Ramsey School: a new development on two floors to the rear of the retained and remodelled north block would enable a new school around a courtyard and atrium in the new building. The existing swimming pool/sport building was to be retained and extended with a new sports hall. The south block with the exception of the hall and recent music block, which would be retained for community use by the Diocese, would be demolished. A new dropping off area/improved access would be provided off Fairfield Avenue with additional parking and potential new site access points identified.

The authority was progressing the Outline Business Case (OBC) for completion in July for submission. Once the OBC had been approved a competitive dialogue would take place to establish a commercial partner to form the Local Education Partnership (LEP) company who would deliver (design and build) the new schools.

As part of the design process full planning permission would be required but this was not anticipated to be submitted until early 2011.

The Committee was provided with further information relating to planning policy and the draft planning briefs. The Committee was also presented with details of the extensive consultation with key stakeholders. The draft planning briefs prepared by the Council were made available to the Committee.

RESOLVED that the non-statutory planning briefs for Bishopgarth and Ian Ramsey school sites be approved.

## **P 41/09      Local Development Framework Steering Group Minutes**

Consideration was given to the Local Development Framework Steering Group minutes of the meeting held on 28 April 2009.

RESOLVED that the minutes of the Local Development Framework Steering Group be noted.

**P  
42/09**

- 1. Appeal - Mr T R Evans - 1 The Willow Chase Longnewton - 08/2819/X - DISMISSED**
- 2. Appeal - Mrs Wren - 12 The Green Wolviston - 08/2214/FUL - ALLOWED WITH CONDITIONS**
- 3. Appeal - Ms Helen Armstrong - 7 Station Road Billingham - 08/3351/FUL - DISMISSED**
- 4. Appeal - Mr J Spooner - Land to the rear of 24 Junction Road Norton - 08/3225/OUT - DISMISSED**

The Committee's attention was drawn to Appeal 2 which had been allowed with conditions. The Committee discussed the decision and requested that the Head of Planning write to the Planning Inspectorate to enquire as to what Highways training Planning Inspectors received.

RESOLVED that:-

1. The appeals be noted.
2. The Head of Planning write to the Planning Inspectorate to enquire as to what Highways training Planning Inspectors received.