

Planning Committee

A meeting of Planning Committee was held on Wednesday, 13th April, 2016.

Present: Cllr Norma Stephenson O.B.E(Chairman), Cllr Stephen Parry(Vice-Chairman),Cllr Helen Atkinson, Cllr Sonia Bailey(Sub Cllr Michael Clark), Cllr Nigel Cooke, Cllr Gillian Corr, Cllr Lynn Hall, Cllr Stefan Houghton(Sub Cllr Elsi Hampton), Cllr Paul Kirton, Cllr Mick Stoker, Cllr Tracey Stott, Cllr Mrs Sylvia Walmsley, Cllr Sally Ann Watson(Sub Cllr Phil Dennis), Cllr David Wilburn

Officers: Elaine Atkinson, Simon Grundy, Barry Jackson, Peter Shovlin(EG&D), Julie Butcher(HR,L&C), Sarah Whaley(AD&ES)

Also in attendance: Applicants, Agents and Members of the Public.

Apologies: Cllr Michael Clark, Cllr Philip Dennis, Cllr Elsi Hampton.

P Evacuation Procedure

1/16

The Evacuation Procedure was noted.

P Recording of Council Meetings

2/16

The Chair informed Members of the Committee and Members of the Public that the Planning Committee meeting was to be recorded as part of the Council's commitment to legislation permitting the public recording of public meetings, and in the interests of ensuring the Council conducted its business in an open and transparent manner. These recordings would be made available to the public via the Council's website. Members of the public present who preferred not to be filmed/recorded/photographed, were asked to make it known so that so far as reasonably possible, the appropriate arrangements could be made to ensure that they were not filmed, recorded or photographed.

P Declarations of Interest

3/16

There were no declarations of interest.

P Minutes of the meeting held on 17th February 2016.

4/16

Consideration was given to the minutes of the Planning Committee which was held on the 17th February 2016 for approval and signature.

RESOLVED that the minutes be approved and signed by the Chairman as a correct record.

P 15/2431/FUL

5/16

Land North of Myton Park Primary School Blair Avenue Ingleby Barwick Development of 40.no apartments with associated communal facilities

Consideration was given to a report on planning application 15/2431/FUL Land North of Myton Park Primary School Blair Avenue Ingleby Barwick.

The application site was located close to the centre of Ingleby Barwick and was presently fenced adjacent to Blair Avenue. It was lying between an on-going housing development (north) two schools to the south, the Roseville Nursing

Home (east) and an additional area of open space/tree planting with residential properties beyond (west). Previously the site had been granted planning approval for a scheme for 48 no. retirement apartments with associated communal facilities (ref; 11/0113/FUL).

Planning approval was sought for a residential development for 40no. apartments and associated access/parking area and communal gardens. The proposed apartments were to be split between two, two-storey blocks and would consist of 16no. 1 bed apartments and 24no. two bed apartments. The design of the proposed buildings were modern and contemporary with a central parking court and associated landscaping being provided throughout the site.

A total of 17 objections had been received with the main objections including a loss of open/green space which would harm the visual appearance of the area; that it would increase traffic and exacerbate existing problems; the impact on wildlife and that more housing and flats were not wanted in Ingleby Barwick.

The site was considered to be within a sustainable location and was one which could accommodate a higher density of development. The proposed offer of transferring land to the immediate west was considered to offer wider benefits to the community of Ingleby Barwick whilst the overall design of the proposal was considered to be visually acceptable and would provide for sufficient space to accommodate landscaping to soften the proposal. The proposal was also not considered to pose any significant harm to the amenity of the neighbouring occupiers or highway safety and was therefore recommended for approval.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicated otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 Jan 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended required in dealing with such an application [planning application] the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

The planning policies that were considered to be relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the considerations contained within the main report the site was considered to be within a

sustainable location and was one which could accommodate a higher density of development. The proposed offer of transferring land to the immediate west was considered to offer both visual benefits as well as some wider communal and recreational benefits to the community of Ingleby Barwick which weighed in its favour.

The scheme was considered to be visually acceptable and would provide for sufficient space to accommodate landscaping to soften the proposal. In addition the scheme was not considered to pose any significant harm to the amenity of the neighbouring occupiers or highway safety and was also considered to be acceptable in all other regards from the planning perspective.

It was considered that the proposed scheme was acceptable subject to those conditions outlined within the main report and the applicant entering into a section 106 agreement for the transfer of the adjacent site and provision of commuted lump sums towards its maintenance and affordable housing provision.

The Applicants Agent was in attendance at the meeting and given the opportunity to make representation. His comments could be summarised as follows:

- The principle of putting development on the proposed site had already been established as detailed within the main report.
- In terms of the sites history, Members were asked to appreciate that the land which was directly to the east of the proposed development and referred to within the report had nothing to do with the applicant, and to the best of his knowledge and belief he had never departed willfully from any approved plans which he had obtained.
- The Applicant had been trying to get interest in the previously approved scheme for retirement flats since the scheme was granted permission, however it was simply not going to come forward in the present market conditions.
- From an economic perspective the proposed scheme wasn't perfect as the viability report showed, it couldn't fully contribute to all the obligations that the Council would like it to, however it was substantially better than the retirement scheme and it was believed it would have a chance to succeed.
- The scheme had been carefully worked out and it had been thoroughly investigated by the Applicant and Stockton Borough Councils Officers, and it was believed that it could succeed in the present climate.
- It was highlighted by the Agents Applicant that the site was not in the green wedge, it hadn't been in the green wedge which was settled at the appeal.
- Officers also confirmed within the main report that as a flatted scheme there was no requirement for education contributions.
- Objections had been received stating that no further development was needed within Ingleby Barwick however Stockton was in need of more housing and this was one of the most sustainable schemes in terms of access to shops and

services.

- Members were asked to approve the scheme.

Members were given the opportunity to ask questions/make comments on the application and these could be summarised as follows:

- In relation to flood risk there were concerns documented within the main report which highlighted that the proposed development must not increase the risk of surface water runoff from the site or cause any increased flood risk to neighbouring sites. The applicant had not provided sufficient information regarding the management of the surface water runoff, whilst the requirement was noted, it was considered that it could be adequately controlled and secured through the imposition of a condition. Members looked to Officers to provide reassurances that if the application gained approval that the condition would be adhered to by the Applicant.

- Members raised questions in relation to the location of access for the construction vehicles as the proposed site was on a very busy road within the vicinity of 2 primary schools and a secondary school. Officers were also asked how they could ensure that local children would be safe during construction should the application be approved.

- Concerns were raised in relation to the estimated increase in car journeys and the adverse impact this would have on an already very busy Blair Avenue.

Officers were given the opportunity to address the Committee in response to some of the concerns raised. Their comments could be summarised as follows:

- Officers appreciated the concerns raised in relation to flood risk and surface water runoff. Officers reassured the Committee and confirmed that they were confident that the issue would be dealt with by condition.

- The access site for construction vehicles was the existing access to the site alongside a car park. In relation to controlling the activity of construction vehicles should it be a concern a condition could be imposed so the applicant was required to provide a construction management plan, which would control details around deliveries. Members requested that a construction management plan be a condition should the application be approved.

- In terms of the additional car journeys, since the original application had been submitted, significant works had been undertaken in Ingleby Barwick improving roads and there was current work on-going in terms of dual carriageways. What Officers always looked at when considering a scheme was if there was a 10% increase which was considered normal in any one day, therefore the additional car journeys were not considered severe and with the improvement works to roads in Ingleby Barwick, Officers were confident that there was additional capacity.

Councillor Gillian Corr proposed that a construction management plan condition be imposed should the application be approved. The proposal was seconded by Cllr Sally Ann Watson. The proposal was put to the vote and the vote was carried.

A vote then took place to approve the application and the application was approved with the inclusion of a condition to impose a construction management plan.

RESOLVED that planning application 15/2431/FUL be approved subject to the following conditions and informative and subject to the applicant entering into a Section 106 and additional Construction Management Plan condition and in accordance with the Heads of Terms below;

Approved Plans; Latest ones needed

01 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
14006/L01	30 September 2015
14006 P102 A	11 December 2015
14006 P103 B	11 December 2015
14006 P100 D	11 December 2015
14006 P105 B	11 December 2015
14006 P115 B	11 December 2015
14006 P110 B	11 December 2015

Materials:

02 Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the building(s). All windows shall be recessed from the face of the building by a minimum of 100mm or an alternative amount to be first agreed in writing with the Local Planning Authority. The agreed details shall be retained for the duration of the development unless otherwise agreed in writing by the Local Planning Authority.

Obscure glazing and opening restrictions;

03 Notwithstanding the submitted plans all windows within the northern elevation of the hereby approved apartment buildings shall be obscurely glazed to a minimum glazing obscurity of level 4 and all opening windows shall be fitted with a maximum 100mm opening restriction. Such measures shall be in place prior to the occupation of the hereby approved development.

Means of enclosure;

04 All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be first agreed with the Local Planning Authority before the development is occupied. Such means of enclosure as agreed shall be erected before the development hereby approved is first occupied and shall be retained for the life of the development.

Site and floor levels;

05 Notwithstanding the information submitted as part of the application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Soft landscaping works;

06 A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Landscape Maintenance;

07 Prior to occupation of the hereby approved development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and be carried out in accordance with the approved schedule.

Hard landscape details;

08 Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (e.g. incidental buildings and street furniture).

10% Renewable energy requirement

09 No development shall take place until details of how the apartment buildings will meet at least 10% of its predicted energy requirements, on site, from renewable energy sources or other alternative measures such as a fabric first approach, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Construction activity;

10 No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.

External lighting;

11 Details of all external lighting of the building and car park area, including the siting, colour and luminance shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Cycle parking;

12 Prior to commencement of the development hereby permitted, details of all cycle parking provision (including secure covered cycle storage for staff) shall be submitted in writing to the Local Planning Authority for consideration and approval. The approved scheme shall be implemented in full and those facilities available for use of the hereby approved extension.

Unexpected land contamination;

13 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

Surface Water drainage;

14 Notwithstanding the submitted information and prior to commencement of development a scheme for the discharge of surface water drainage and management shall be submitted up and be approved in writing the Local Planning Authority. Such a scheme shall make provision for the discharge rates from the site shall be restricted to the existing greenfield runoff rates (QBAR value) with sufficient storage within the system to accommodate a 1 in 30 year storm. The design shall also ensure that storm water resulting from a 1 in 100 year event plus 30% climate change surcharging the drainage system can be stored on site without risk to people or property and without overflowing into drains or watercourse. Full Micro Drainage design files (mdx files) including the catchment plan and 3D topographical survey must to be submitted for approval. The flow path of flood waters exiting the site as a result of a rainfall event exceeding the 1 in 100 year event plus 30% climate change should also be provided. The development shall be completed in accordance with the approved scheme.

Surface water construction phasing and maintenance

15 No works shall commence until a development management & construction phasing plan has been provided to and approved by the Local Planning Authority, for the installation of the surface water infrastructure, the plan should include the following

- i. Detailed design of the surface water management system
- ii. A build program and timetable for the provision of the critical surface water drainage infrastructure
- iii. A management plan detailing how surface water runoff from the site will be managed during construction Phase
- iv. The arrangements for the future maintenance and management of the surface water system, including:
 - a. identification of those areas to be adopted and
 - b. arrangements to secure the future operation of the system throughout its lifetime

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions

HEADS OF TERMS

Transfer of land to the west of the site to form public open space

Commuted lump sum of £25,000 for open space maintenance

Commuted lump sum of £60,000 towards off site affordable housing provision.

**P
6/16**

16/0384/LAF

Bowesfield Primary School, Northcote Street, Stockton-on-Tees

Single storey extensions to include new classroom block, internal remodelling of existing school, main entrance and office extension, car park extension and associated landscape works (Removal of two mobile classrooms).

Consideration was given to a report on planning application 16/0384/LAF Bowesfield Primary School, Northcote Street, Stockton-on-Tees

The application sought planning consent for the erection of two single storey school extensions and the erection of a canopy with associated car parking.

The largest extension would provide 8 additional class rooms, a studio and associated store rooms to the east of the existing school building. The second extension would provide an increased sized staff room facility and office accommodation and would be located to the north-west of the existing building. A canopy would also provide an external covered space for the school nursery children to the west of the school building.

The proposed extensions and alterations were required to accommodate rising pupil numbers in the area and it was proposed to increase Key Stage 1 and 2 capacities from 6 to 12 classrooms. The proposed extensions would increase the floor space of the school by approximately 1000 square metres. As a result of the increased school size, additional car parking was required and would be provided to the north-east of the site. 22 additional spaces would be provided taking the overall car parking provision at the school to 42 spaces.

Following neighbour consultation one letter of representation was received, which was in support of the development.

The proposal was considered to be in line with general planning policies set out in the National Planning Policy Framework, the Development Plan and the 2011 Ministerial Statement for School developments and it was considered that owing to the size and location of the development there would not be a significant detrimental impact on the amenity of neighbouring occupiers and it would not lead to a detrimental impact on visual amenity of the surrounding area.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicated otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 Jan 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended required in dealing with such an application [planning application] the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

The planning policies that were considered to be relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the material planning considerations identified above the proposed extensions to the existing school were considered to be acceptable in principle and would not have any adverse impacts on the character of the area, the amenity of neighbouring residents or access and highway safety. The proposed development was considered to accord with policies CS2, CS3 and CS6 of the Adopted Stockton on Tees Core Strategy, guidance within the NPPF and the ministerial statements and was recommended for approval subject to the conditions set out within the main report.

Members were given the opportunity to ask questions/make comments on the application and these could be summarised as follows:

- The school was in desperate need to get rid of the portacabins(modular unit). The proposal would also be a great improvement to local residents.
- Children of the Borough deserved a better environment than a portacabin to learn in.

A vote then took place and the application was approved.

RESOLVED that planning application 16/0384/LAF be approved subject to the following conditions and informative:

01 The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number Date on Plan
A10636-100 REV B 18 February 2016
A10636-106 REV B 18 February 2016

A10636-105 REV A 12 February 2016
A10636-104 REV B 18 February 2016
A10636-103 REV A 12 February 2016
A10636-102 REV A 12 February 2016
A10636-101 REV A 12 February 2016

Materials:

02 Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the buildings.

Soft landscaping works;

03 A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Tree Protection;

04 Details of a scheme in accordance with BS5837, 2012, to protect existing trees and vegetation shall be submitted and agreed in writing with the Local Planning Authority. Such an agreed scheme and mitigation measures shall be in place prior to construction commencing and shall be retained on site for the entire construction period, unless otherwise agreed in writing with the Local Planning Authority.

Hard landscape details;

05 Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parking; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures

External lighting;

06 Details of all external lighting of the building and car park area, including the siting, colour and luminance shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Construction Management Plan

07 Notwithstanding the submitted information a Construction Management Plan shall be submitted and agreed in writing, prior to the commencement of the development with the Local Planning Authority to effectively control any potential adverse impact of the development on the amenity of the public and nearby occupiers. This shall address off adopted highway road parking of vehicles of site personnel and visitors; Delivery and storage of plant and materials; Siting and design of temporary buildings; Scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; Details of disposal of waste arising from the construction programme, including final disposal points, the burning of waste on the site at any time is specifically precluded; Scheme to control mud on roads.

Construction Activity;

08 No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 9.00 a.m. on Saturdays nor after 6.00 p.m. on weekdays and 1.00 p.m. on Saturdays (nor at any time on Sundays or Bank Holidays).

Unexpected land contamination;

09 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

Travel Plan

10 Prior to occupation of the hereby approved development, an updated travel plan shall be submitted to and be approved in writing by the Local Planning Authority. The travel plan shall detail measures, actions and targets of how to reduce car travel and car dependency to and from the site. The travel plan shall be implemented in full accordance with these agreed details.

Surface Water Drainage

11 Prior to the commencement of the development, or in such extended time as may be agreed in writing with the Local Planning Authority, details shall be submitted to and approved in writing by the Local Planning Authority for the implementation, maintenance and management of the sustainable drainage scheme. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, information required includes the following:-

- I. Detailed design of the surface water management system
- II. A build program and timetable for the provision of the critical surface water drainage infrastructure
- III. A management plan detailing how surface water runoff from the site will be managed during construction Phase.

12 All ecological mitigation measures within the 'Preliminary Ecological Appraisal Report' (page 16) shall be implemented in full in accordance with the advice and recommendations contained within the document dated 15 November 2015.

13 Prior to the removal of shrubbery within the development area, a suitably qualified ecologist should undertake an investigation to check for any nesting behaviour. Should any nesting behaviour be discovered, works should immediately cease and a suitable buffer zone should be established with a scheme to be first submitted to and agreed with the Local Planning Authority. Works within the vicinity of the shrubbery should not commence until all birds have fledged.

14 The development shall secure at least 10% of its energy supply from renewable energy or low carbon sources, unless otherwise agreed in writing by the Local Planning Authority. Prior to foundations and piling an energy strategy shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed scheme shall be implemented in complete accordance with the details of the scheme unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

**P
7/16**

- 1. Appeal - Mr Paul Dowell The Mains Nursing Home Drovers Lane Redmarshall - 15/0803/OUT - ALLOWED WITH CONDITIONS**
- 2. Appeal - Punch Taverns Ltd The Merlin Marsh House Avenue Billingham - 14/2594/FUL - DISMISSED**
- 3. Appeal - Mandale Construction Ltd Land South of Cayton Drive Thornaby 15/1466/OUT - ALLOWED WITH CONDITIONS AND COSTS ALLOWED**

The Planning Development Services Manager presented the Appeals to Members paying particular attention The Mains Nursing Home Drovers Lane Redmarshall which had been allowed with conditions. This had been the first decision that the Authority had lost on sustainability.

Officers were looking at the appeal closely and taking on board what the Inspector had said in terms of links to the other villages, networks and interdependency and this would need to be taken into account should any future proposals come forward in the villages. Equally the Inspector was quite critical of the village study, colleagues in Economic Growth and Spatial Plans would also be looking at this going forward.

The Government were reviewing their rural policy and therefore a review was due to be published in the next few months which would give an indication how the Government considered development should take place in areas within Stockton. Officers would keep Members updated in relation to any updates.

Officers went on to highlight the appeal for Mandale Construction Ltd Land South of Cayton Drive Thornaby 15/1466/OUT which had been allowed with conditions and costs. Members attention was drawn to the cost element of the

appeal where the Inspector was adamant of the need for the Council to be able to demonstrate harm in terms of the reasons for refusal. The Inspectors view was that he considered that there was a scarcity of evidence.

RESOLVED that the appeals be noted.