

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 1 November 2017.**

(2.00 - 4.45 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

Cathy Bakewell	Mike Lock
John Clark	Tony Lock
Gye Dibben	Graham Oakes (from 2.45pm)
John Field	Wes Read
Nigel Gage	David Recardo (until 4.20pm)
Andy Kendall (until 4.30pm)	Gina Seaton
Sarah Lindsay	Alan Smith

Officers:

Jo Boucher	Democratic Services Officer
Simon Fox	Area Lead (South)
Andrew Collins	Planning Officer
James Divall	Neighbourhood Development Officer (East/South)
Colin McDonald	Corporate Strategic Housing Manager
Katy Menday	Countryside Manager
Neil Waddleton	Section 106 Monitoring Officer
Natalie Fortt	Area Development Lead South

NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.

23. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 4th October 2017 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

24. Apologies for absence (Agenda Item 2)

Apologies for Absence were received from Councillors Kaysar Hussain, Peter Seib and Rob Stickland.

25. Declarations of Interest (Agenda Item 3)

Councillor Gina Seaton declared a Personal and Prejudicial interest in Item 18 Planning Application 17/04220/DPO. She would leave the meeting during consideration of that item.

Councillor Mike Lock also declared a Personal and Prejudicial interest in Item 18 Planning Application 17/04220/DPO. He would leave the meeting during consideration of that item.

26. Public question time (Agenda Item 4)

There were no questions from members of the public.

27. Chairman's announcements (Agenda Item 5)

There were no Chairman's Announcements.

28. Reports from representatives on outside organisations (Agenda Item 6)

Councillor John Clark on behalf of the Westfield Community Association informed members that the outcome of the lottery bid for the Community Hall should be known within the next couple of weeks.

29. Affordable Housing Development Programme (Agenda Item 7)

The Corporate Strategic Housing Manager presented the report and proceeded to go through the agenda report and referred members to the report that went to the District Executive in July which provided far greater detail of the Affordable Housing Delivery Programme for the district as a whole. He then proceeded to highlight to members:

- Over 4 year period between 2014/2018 the delivery of affordable housing in Yeovil has been just under 39% of the total delivery.
- 2016/17 year and continuing into 2017/18 all delivery of affordable housing has been through grant funded schemes. 2 social rent commissioned through Yarlington Housing Association with majority of programme through Stonewater at West Hendford and Jacobs Courts – 87 units in total largely funded through Homes and Communities Agency (HCA) as affordable rent.
- No affordable housing delivered through planning obligations in the last or this financial year due to the timing of various private developments.
- Seven properties in this year's programme are all acquisitions. 2 acquired by Knightstone using the specialist NHS funding and the rest through Bournemouth Churches Housing Association (BCHA).
- The Homes and Community Agency (HCA) had dropped the requirement for code three rating for sustainable homes, but current building regulations are now much nearer to this rating and therefore the difference is marginal.

The Corporate Strategic Housing Manager explained that the Council had been approached by Rentplus, an organisation that provides an intermediate form of housing through planning obligations and that a trial had been agreed to test the model and its effectiveness in the Yeovil area.

He then introduced Sue Coulson from Rentplus and Stuart Francis-Dubois from Tamar Housing who with the aid of slides proceeded to explain the Rentplus model and how it would be delivered as a housing solution.

In response to questions Sue Coulson confirmed that:

- 10% gifted deposit provided for tenants at purchase.
- Opportunity for tenants to purchase their properties at 5, 10, 15 and 20 years at a discount.
- As homes are sold every effort made to replace in the same area to maintain numbers of affordable homes.

In response to a member question the Section 106 Monitoring Officer understood that with regard to the Community Infrastructure Levy (CIL) that should an affordable housing provider sell a property before the seven period had passed a claw back option would then apply.

The Chairman thanked the Corporate Strategic Housing Manager for his excellent report and thanked Sue Coulson from Rentplus and Stuart Francis-Dubois from Tamar Housing for their informative presentation.

NOTED

30. Update Report from the Countryside Service (Agenda Item 8)

With the aid of slides the Countryside Manager presented the report as set out in the agenda and highlighted to members:

- Diverse Public Events Programme with leather craft workshops sponsored by Pittards.
- Success of attending the Yeovil Show.
- Working with many Educational Groups and local schools.
- Excellent valuable work of the volunteers including the conservation of wildfire as a management priority this summer swans successfully bred and cygnets were ringed.
- Much improved Social media presence.
- Reptile monitoring and translocation policy implemented.
- Yeovil Country Park V3 Heritage Lottery Project continues to go well and heritage mural completed.
- Success of the Halloween trail where over 1000 children attended.
- Winner of the London & Manchester trophy for Outstanding Environmental Initiative as part of the in Bloom achievement for the District.
- The success of Yeovil Country Park which helps to benefit the Health and Well Being of Yeovil's residents plus award winning environmental management for habitats and species; providing access to nature for our communities.

During a discussion members praised the excellent work done by the Countryside Team and raised several points including the following:

- Sought clarification regarding the current situation and upkeep of the Lime Kiln and Norton car parks at Ham Hill.
- Referred to the continuing problem of giant hogweed within the Yeovil waterways and whether this caused problems within Yeovil Country Park.
- Praised the work and excellent condition of the Yeovil Country Park.

The Countryside Manager noted the comments made by members reporting that she was confident the land owner issues regarding the Lime Kiln and Norton car parks would be resolved in early 2018 and acknowledged the issues associated with giant hogweed confirming that any sightings within Yeovil Country Park are chemically treated as soon as possible.

The Chairman then thanked the Countryside Officer for her excellent report and the work of the team.

NOTED

31. Section 106 Monitoring Report (Agenda Item 9)

The Section 106 Monitoring Officer presented the report as detailed in the agenda and explained the background to his role and specific responsibility for ensuring all requirements of S106 obligations, including the collection and spending of financial contributions are monitored and managed.

He also informed members that the three main key sites within Area South were deliberately omitted from the report as there would be a further detailed report brought to the Area South committee in March next year regarding Lyde Road, Brimsmore and Lufton key sites due to their significant strategic nature.

The Section S106 Monitoring Officer presented the monitoring log report (Appendix A). In response to a question, he acknowledged the problems of the viability challenges made by developers since recent legislative changes. However he found that more recently developers were trying to come back where developments are largely complete and in those cases the Council have been able to successfully defend these applications.

Members thanked the officer for his excellent work and informative report and endorsed the actions taken in respect of the monitoring and managing of Section 106 Planning Obligations.

NOTED

32. Heart of Wessex Rail Partnership (Agenda Item 10)

The Area South Development Lead presented the report and invited comments from members.

During a short discussion, members supported the work undertaken by the Partnership to help maintain and promote the line. Councillor John Clark wished to highlight the importance of the involvement of SSDC and its continued support of the partnership. It was then proposed that members approve the funding contribution of £1,000 to the Heart of Wessex Rail Partnership. On being put to the vote this was carried unanimously.

RESOLVED: That the Area South Committee:-

1. noted the work undertaken by the Heart of Wessex Rail Partnership in 2016/17 and noted that a similar report had been presented to Area East Committee

2. approved a funding contribution of £1,000 to the Heart of Wessex Rail Partnership from Transport Scheme Grants Budget for 2017/18.

Reason: To continue to support the work undertaken by the Heart of Wessex Rail Partnership.

(Voting: unanimous)

33. Area South Capital Grant Request (Agenda Item 11)

The Neighbourhood Development Officer presented the report and with the aid of slides showed members the work done to date. He asked that members agree a contribution of up to £5,000 which equated to 21% of the total project costs.

Following a short discussion, members considered it a worthy project with the majority of members agreeing that £5,000 was the correct amount to contribute towards the installation of the new play equipment. On being put to the vote this was carried by 14 votes in favour, 0 against and 1 abstention.

RESOLVED: That members agreed a contribution of £5000 (21% of the total project costs) from the Area South Capital budget to Barwick and Stoford Parish Council towards the installation of new play equipment.

Reason: To seek funding towards the purchase and installation of a large feature item of play equipment at Barwick Recreation Ground.

(Voting: 14 in favour, 0 against, 1 abstention)

34. Area South Development Team Update Report (Agenda Item 12)

The Area South Development Lead presented the report and proceeded with the aid of slides to highlight some of the work and projects undertaken by the Area South Development Team. These included:

- Success of the Super Saturday and the positive feedback it had received.
- Completion of the Wyndham Park Hub.
- Current work being done at the Lufton estate to establish the Kingfisher Community Association.
- Completion of the Lufton estate primary school which should be delivered in June 2018.

During the ensuing discussion, the Area South Development Lead and the Chairman noted the comments of members and in response to questions explained that:

- Discussions were taking place to agree to Yeovil Super Saturday Event taking place three times a year including one to coincide with the Yeovil Half Marathon in March.

- Work being undertaken for the forthcoming Christmas market with excellent take up of stalls. All local business have been invited.
- An update report regarding the Markets Improvement Strategy is to be brought to committee next month.

Members thanked the Area South Development Lead and the team for the work undertaken on the delivery of projects within Area South.

NOTED

35. Forward Plan (Agenda Item 13)

The Democratic Services Officer told members that the Citizens Advice South Somerset presentation would now take place at the February committee. She also updated members that the quarterly update presentation from SCC on the Yeovil Western Corridor Improvements has had been arranged and timetabled into the forward plan.

In response to a request from Cllr David Recardo following the recent Grenfell fire and the lack of adequate facilities of many Fire Authorities, the Area South Development Lead agreed to obtain more detail from the Safer Somerset Partnership who had already discussed this issue.

- RESOLVED:**
- (1) that the Area South Forward Plan and the comments of Members be noted.
 - (2) that the reports identified by Members be added to the Area South Forward Plan.

(Voting: Without dissent)

36. Appeals (Agenda Item 14)

Members noted the Appeals.

37. Schedule of Planning Applications to be Determined by Committee (Agenda Item 15)

Members noted the Schedule of Planning Applications.

38. Planning Application 17/03689/FUL -Land rear of Burton Cottage Farm Higher Burton East Coker (Agenda Item 16)

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans.

He updated members that he had received correspondence from the applicants who wished to make it clear that a recent application had been granted earlier this year for a storage barn for tractors adjacent to this proposed site.

The Planning Officer clarified the two main issues for consideration being the character of the area and the impact the proposal would have upon the setting of the Grade II listed building. He considered the area to be of a very long linear form of development and believed this proposal would be contrary to this built form.

He also referred to case law as set out in his agenda where the setting and the overall ambience of the area should be considered and that the Conservation Officer had raised an objection in this respect. He acknowledged the access did not meet current guidelines however the entrance already served two other dwellings and there were many properties along the road with similar access. He therefore concluded that for reasons set out in the agenda report his recommendation was to refuse the application.

In response to members' questions the Area Lead South and Planning Officer confirmed that:

- The recent granted tractor store would share the same access as this proposal.
- Under the adopted 2015 Local plan there is defined development area only in the Yeovil area. Therefore this case has to be considered on its own merits in relation to the principle of the development for this area.

Mrs Caroline Mornement the applicant then addressed the committee. She stated the proposed dwelling was not in the curtilage of the listed building, was of a sensitive design and cannot be seen from any locality. She referred to the adjacent planning application which had raised no concerns, noted there had been no neighbour objections to this proposal and that East Coker Parish Council support the application. She clarified the materials to be used and believed this to be an energy efficient and eco-friendly building where her and husband can live releasing a larger property for a family to live in the village.

Councillor Cathy Bakewell, Ward member believed the area consisted of differing styles and were not all of linear form. She noted the recent adjacent planning permission and that this dwelling was an environmental friendly single storey dwelling of excellent design. She believed the location of the proposal would not have a significant impact on the area or the setting of the listed building and therefore would support the application.

Councillor Gina Seaton, Ward member considered the dwelling to be of an excellent environmental friendly design with good low energy usage. She also believed the proposal would not have a significant impact on the area or the setting of the listed building and was positioned in a suitable location. She noted no objections had been received from neighbours and that the Parish Council were in support of the application and therefore would support the application.

During member's discussion, varying comments were made including:

- Acknowledged the support of East Coker Parish Council and that local knowledge should be considered.
- An eco-friendly low energy dwelling of excellent design.
- If approved would set a precedent for future developments in this area.
- Believe the area to be a built form of linear character and the proposal would be isolated and out of keeping with the area.
- Consider it was backland development.
- Believed the proposal would have impact on the setting of the listed building.

Following a short discussion it was then proposed and subsequently seconded to refuse the application as per the officer's recommendation as set out in the agenda report. On being put to the vote this was lost by 5 votes in favour, 10 against and 0 abstentions.

Following a further discussion it was then proposed and subsequently seconded to approve the application for reasons and with conditions as agreed by members and read out by the Area South Lead:

'The proposal conserves the character of the area whilst safeguarding the setting of the adjacent listed building in accordance with the National Planning Policy Framework and policies EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.'

With conditions to include:

- Time limit.
- In accordance with approved plans.
- Proposed materials.
- Removal of permitted development rights for extensions, alterations and outbuildings.
- Tree and hedgerow protection measures.
- A Scheme for tree and shrubs planting.
- Retention of parking for occupier of dwelling.

Informative - that the development is CIL liable.

On being put to the vote this was carried by 10 votes in favour, 5 against and 0 abstentions.

RESOLVED:

That application **17/03689/FUL** be approved for the following reasons:

The proposal conserves the character of the area whilst safeguarding the setting of the adjacent listed building in accordance with the National Planning Policy Framework and policies EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

Subject to the following:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans 1344/001A and 1344/002A received 28 September 2017
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) No works shall be undertaken unless particulars of following have been submitted to and approved in writing by the Local Planning Authority;
 - i) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - ii) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows and doors;

On approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and setting of the listed building in accordance with Policies EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

- 4) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 (or any subsequent order amending or revoking and re-enacting that Order) there shall be no extensions to the dwelling (including dormer windows) unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority is not satisfied that the dwelling could be extended without detriment to the existing dwelling or the setting of the listed building in accordance with Policies EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

- 5) Notwithstanding the provisions of the Town and Country Planning Permitted General Development Order 2015 (or any subsequent order amending or revoking and re-enacting that Order), there shall be no further building, structure or other enclosure constructed or placed on the site unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: In the interests of the character of the area and the setting of the listed building in accordance with Policies EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

- 6) Prior to commencement of this planning permission, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures, including protective fencing and signage; shall be prepared, installed and made ready for inspection. The locations and suitability of the tree protection measures shall be inspected by the Council and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing/signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (trees and hedgerows) in accordance with policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028)

- 7) No works or development shall be carried out until the Council has approved in-writing the full details of every tree, shrub and hedge to be planted, including its proposed location, its species, its size at the time of planting, whether it is container-grown, cell-grown, root-balled or bare-rooted and the approximate date when it is to be planted. The installation details regarding staking, tying, strimmer guarding and mulching are also to be included. If, within a period of ten years from the issue date of this planning consent, any of the trees or shrubs planted in accordance with this condition, or any trees or shrubs planted as a replacement for any of those trees or shrubs, is cut down, felled, uprooted, removed, or destroyed, or dies or becomes, in the opinion of the Council, damaged or defective,

- i) the Council shall be notified by the landowner as soon as is reasonably practicable, and
- ii) another tree or shrub of the same specification shall be planted at the same location, at a time agreed in-writing by the Council, unless the Council agrees in-writing to dispense with or vary the requirement.

Reason: To ensure the planting of new trees and shrubs in accordance with policies EQ2, EQ4 and EQ5: of the adopted South Somerset Local Plan (2006 - 2028).

- 8) The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

Informative

Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details

<https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk

In relation to condition 06 a site meeting between the appointed Project Manager/Building Contractors and the Council (01935 462670) shall be arranged at a mutually convenient time.

(voting: 10 in favour, 5 against, 0 abstentions)

39. Planning Application 17/03659/FUL - Dawes Twineworks 94 High Street West Coker (Agenda Item 17)

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans.

He updated members with comments from the Area South Development Team who support the application and considered it to be an excellent facility and focal point for the community. He also confirmed that West Coker Parish Council were in full support of the application.

He believed the proposal to be a well-designed building and of acceptable distant from the existing boundary fence and adjacent replacement bungalow. Historic England and the SSDC Conservation Officer also voiced support of the application and therefore concluded that for reasons set out in the agenda report his recommendation was to approve the application.

David Neal Chairman of West Coker Parish Council addressed the committee. He explained the development of the project so far and the excellent support from various

organisations including help from the Heritage Lottery. He believed the visitor centre was not only an excellent asset for the village but for Area South and the district as a whole.

Chris Barker the applicant also addressed the committee and invited members to visit the project to see the excellent work undertaken in restoring the buildings and site.

Ward members Councillors Cathy Bakewell and Gina Seaton both voiced their full support of the application.

The Chairman also expressed his full support and appreciation of the project and believed the work undertaken in restoring the site, its buildings and machinery is outstanding and has created a wonderful facility.

Following a short discussion, members believed the project to be an excellent facility and voiced full support of the application. It was then proposed and subsequently seconded to approve the application as per the officer's recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That application **17/03659/FUL** be granted subject to the following:

01. The proposals by reason of their size, scale and subject to appropriate conditions would not adversely affect residential or visual amenity, character of the area or Conservation area, the listed buildings, contamination, archaeology and highway safety. As such the proposals comply with policies SD1, SS1, EP8, TA5, EQ2, EQ3 and EQ7 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 326/01 received 7 September 2017, amended drawing 326/06A received 3 October 2017 and 326/04B and 326/05B received 17 October 2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs (including the final proposal for the reclaimed posts) have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

04. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

05. No work shall be carried out in relation to roof eaves, verges and rainwater goods unless the design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

06. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details."

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy EQ7 of the adopted South Somerset Local Plan (2006 - 2028).

07. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028).

(voting: unanimous)

40. Planning Application 17/04220/DPO - Land South of the A3088 Western Relief Road Yeovil (Agenda Item 18)

(Having earlier declared a Personal & Prejudicial Interest Councillors Mike Lock and Gina Seaton left the room during consideration of this item).

The Area South Lead presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans.

He explained the application is to vary the S106 agreement to allow the applicant to replace the obligation to undertake highways works with a financial contribution of equivalent value. He understood the request for a financial contribution rather than the developer undertaking the works originates from the Highways Authority as the works will now be incorporated into the Yeovil Western Corridor scheme being implemented by Somerset County Council.

He noted that both the Highways Authority and Brympton Parish Council were happy with this agreement and that subject to no adverse comments being received his recommendation was to approved the modifications as requested and instruct the Council's Solicitor to modify the planning obligation.

In response to members' questions the Area Lead South confirmed that:

- If significant adverse comments are received from other Parish Council's then the application would need to be brought back to committee for determination.
- A clause is set to ensure the financial contribution is secured for this specific scheme.
- The proposed trigger for payment is 17,629m2 of occupied total ground floor area.

There being no debate it was then proposed and subsequently seconded to approve the application as per the officer's recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

Subject to no adverse comments being received by 16th November 2017:

1. To approve the modifications as requested.
2. To instruct the Council's Solicitor to modify the planning obligation.

(voting: unanimous)

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Chairman

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Date