

PLANNING COMMITTEE

Thursday 27 April, 2017 at 5.30 pm

In the Council Chamber at the Council House, Walsall

Present:

Councillor Worrall (Vice Chair) in the Chair
Councillor Barker
Councillor Bird
Councillor P. Bott
Councillor Chambers
Councillor Craddock
Councillor Creaney
Councillor Douglas-Maul
Councillor S. Fitzpatrick
Councillor Follows
Councillor Harris
Councillor Jones
Councillor Nawaz
Councillor Rochelle
Councillor Sarohi
Councillor Shires
Councillor Sohal
Councillor Young

1705/17 **Apologies:**

Apologies for non-attendance were submitted on behalf of Councillor Nazir (Chair) and Councillor Perry

1706/17 **Minutes**

Resolved

That the minutes of the meeting held on 30 March, 2017, a copy having been previously circulated to each Member of the Committee, be approved and signed as a true record.

1707/17 **Declarations of Interest**

Councillor Nawaz declared a non-pecuniary interest in Plans list item 5 – application number 16/1241- 33 no. two, three and four bedroom dwellings for affordable rent and shared ownership with associated landscaping and parking on land to the west of Teddesley Street, Walsall, WS4 2AH and he advised Committee that he would be speaking on this application.

Councillor Nawaz and Councillor Sohal both declared a non-pecuniary interest in plans list item 11 – application number 17/0168 – resubmission of 16/1341: change of use of disused tannery to 1 no flat , 1 no. bedsit and ancillary accommodation servicing 5 Kinnerley Street. Councillor Nawaz advised Committee he would be speaking on the application

Councillor Creaney declared a non-pecuniary interest in plans list item 9 – application number 16/1799 – change of use of part of the existing convenience store (use class A1) to a hot food takeaway (use class A5) plus a rear extension to form a new cold store room and minor external alterations including new extract flue, condensing unit and fresh air intake grille, new step and refurbishment of external finish of shop front at 136-145 Walsall Road, Willenhall, WV13 2ED and he advised Committee he would be speaking on the application.

1708/17 **Deputations and Petitions**

There were no deputations introduced or petitions submitted

1709/17 **Local Government (Access to information) Act, 1985 (as amended)**

There were no items for consideration in private session.

1710/17 **Performance Development**

The Planning Group Manager advised Committee of the background to the report and the supplementary paper now submitted.

(see annexed).

The Planning Group Manager made particular reference to the decisions made by the Planning Inspectorate in Q3 (between 1st October and 31st December 2016) and highlighted the three decisions made by the Planning Inspectorate which had not been decided in accordance with Council's decision and which equated to 30% of the appeal decisions. The Planning Group Manager advised that although the figure currently fell within the Government's current performance target, forthcoming changes to Government targets from DCLG entitled 'Improving Planning Performance' November 2016, would seek local Planning Authorities to achieve targets of only 10% of decisions being overturned. Members expressed their disappointment regarding the overturning by Planning Inspectorate of Planning Committee decisions and the Planning Group Manager emphasised that evidence was crucial in Committee's decision making process.

Members then sought additional information on some of the outstanding enforcement cases which included:-

- Ravenscroft Shopping Precinct – applicant's current survey had halted a Section 215 Notice being served

- Whitehouse Road – draft enforcement notice now going forward following the appointment of a Senior Enforcement Officer
- Mellish Road – the site no longer warranted further action and the Section 215 Notice had been resolved
- 16 Butts Road – enforcement action on hold pending a current planning application to which local residents will be consulted upon

Members considered the report further and it was:-

Resolved

That the report be noted

Councillor Fitzpatrick arrived at this juncture of the meeting.

1711/17 Application List for Permission to Develop

The application list for permission to develop was submitted together with supplementary papers and information for items already on the plans list.

(see annexed)

The Committee agreed to deal with the items on the agenda where members of the public had previously indicated that they wished to address the Committee.

The Chair advised Committee that plans list item 11 would be heard immediately after plans list item 8.

The Chair at the beginning of each item for which there were speakers confirmed they had been advised of the procedure whereby the speaker would have three minutes to speak and after two minutes they would be advised they had one minute left.

1712/17 Item No. 3 – application number 17/0195 – redevelopment to form 2 retail units and 37 retirement living apartments including communal facilities, access, car parking (private and public) and landscaping on land adjacent 16 and car park R/O 16-22 High Street, Aldridge, Walsall

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the only speaker on this application, Mr Geddes, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speaker and officers which included concerns around the loss of access to the dance club,

limited car parking, age of the residents, what the Section 106 contribution would be used for.

In response, the speaker stated there was no definitive access rights to the dance club but pedestrian access would be provided across the rear of the development; that all residents would be over 60 years of age; that the parking for the apartments would be around 0.65 spaces per apartment compared to surveys on similar schemes and developments nationally of 0.3 spaces per apartment, and that details of the use of the Section 106 funding were included within the supplementary document.

Members discussed the application further and Councillor Worrall **moved** and it was duly **seconded** by Councillor Bird:-

That planning application number 17/0195 be delegated to the Head of Planning, Engineering & Transportation to grant, subject to conditions and subject to a Section 106 agreement for affordable housing and open space contribution unless a financial viability assessment demonstrates that it is unviable to deliver the Section 106 contribution.

The Motion having been put to the vote was declared **carried**, with 14 Members voting in favour and 1 against.

Resolved

That planning application number 17/0195 be delegated to the Head of Planning, Engineering & Transportation to grant, subject to conditions and subject to a Section 106 agreement for affordable housing and open space contribution unless a financial viability assessment demonstrates that it is unviable to deliver the Section 106 contribution.

Councillor Rochelle requested that his name be recorded as having voted against the recommendation

Councillor Harris left the chamber at this juncture of the meeting

1713/17 **Item No. 4 – application number 16/1515 – 426 new dwellings with associated landscaping and parking – 312 for private sale, 74 affordable rent and 40 wellbeing units (site affecting public footpaths WAL 26 & 28) at Site B Goscote Lane (Goscote Lodge Crescent), Walsall**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on this application, Mr. Roeton, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Mr. Nolan, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speaker and officers which included queries regarding the tanker movements generated by the adjacent Seven Trent Water plant; the particular siting of the wellbeing units; whether the developer would take into consideration all consultation responses and previous concerns raised for the site in question and the developer's similar schemes.

In response, it was confirmed that the developer was aware of some of the concerns of local residents and they would work closely with the local authority and residents through a number of community engagements in order to take on board all concerns raised; that Seven Trent Water as a neighbouring business had limited control over tanker vehicle movements taking place adjacent to the development; whg were in discussions with regards to the siting of the wellbeing units. The Public Rights of Way Team Leader confirmed that Highways had raised two objections and these objections would form part of a Management Plan which would be shared with Members.

Members discussed the application in detail reiterating their concerns with regards to traffic issues and footpaths which had arisen from similar schemes within the area.

The Planning Group Manager stated that should Committee be minded to approve the officers recommendations to delegate the application to the Head of Planning, Engineering & Transportation, this would in effect defer the application to ensure all elements are included within the conditions and he confirmed the application had been considered and officers were satisfied it also complied with the Black Country Core Strategy policy WM4 (waste management). He reiterated that the scheme was a major development which would provide significant housing and as a result, the Housing Agency sought an early resolution.

Councillor Bird **moved** and it was **seconded** by Councillor Craddock:-

That planning application number 16/1515 be delegated to the Head of Planning, Engineering and Transportation to grant permission subject to conditions; subject to the completion of a section 106 contribution to provide affordable homes; amendments to the access from Goscote Lodge Crescent onto Goscote Lane and amendments to the scheme to take account of public footpaths including any conditions/obligations as required to address the concerns of the Highways Authority ; plus a condition for a liaison group between the developers, local residents and Ward Members

The Motion having been put to the vote was declared **carried**, with 15 Members voting in favour and none against.

Resolved

That planning application number 16/1515 be delegated to the Head of Planning, Engineering and Transportation to grant permission subject to conditions; subject to the completion of a section 106 contribution to provide affordable homes; amendments to the access from Goscote Lodge Crescent onto Goscote Lane and amendments to the scheme to take account of public footpaths including any conditions/obligations as required to address the

concerns of the Highways Authority ; plus a condition for a liaison group between the developers, local residents and Ward Members

Councillor Harris returned to the meeting.

1714/17 **Item No. 5 – application number 16/1241 – 33 no. two, three and four bedroom dwellings for affordable rent and shared ownership with associated landscaping and parking on land to the west of Teddesley Street, Walsall, WS4 2AH**

The Planning Officer advised Committee of the background to the report.

(see annexed)

The Committee then welcomed the first speaker on this application, Councillor Nawaz, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Mr. Williams, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speakers and officers which included whether apprenticeships could be made available to young, local people; the likelihood of adequate school places within the local schools and details of the Section 106 agreement.

In response, the second speaker confirmed there would be opportunities for apprenticeships. The presenting officer reported that Education Walsall had been consulted and based upon previous years projections there was a small level of surplus pupil capacity in future years; that a Section 106 contribution for the scheme would be used for the improvement of existing urban open space which had been identified by Clean and Green.

Members discussed the application further and Councillor Bird **moved** and it was duly **seconded** by Councillor Chambers:-

That planning application number 16/1241 be delegated to the Head of Planning, Engineering and Transportation to grant permission subject to conditions, and completion of a S106 agreement for affordable homes and urban open space, with the urban open space element to be agreed in conjunction with the Butts and Goscote area ward Councillors.

The Motion having been put to the vote was declared **carried**, with 15 Members voting in favour and none against.

Resolved

That planning application number 16/1241 be delegated to the Head of Planning, Engineering and Transportation to grant permission subject to conditions, and completion of a S106 agreement for affordable homes and urban open space, with the urban open space element to be agreed in conjunction with the Butts and Goscote area ward Councillors.

1715/17 **Item No. 6 – application number 16/1048 – change of use of light industrial unit (B1) to 12 flats (C3) and associated parking and amenity space at former Central Patternmaking Company Limited, 44 Stringes Lane, Willenhall, WV13 1LU**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the only speaker on this application, Mr. Rahman, who spoke in support of officers recommendations.

Councillor Young left at this juncture of the meeting.

There then followed a period of questioning by Members to the speaker and officers which included current parking provision within the area and the manoeuvrability of refuse vehicles on the site.

In response, the Team Leader - Public Right of Way advised Committee a waste management plan condition could be imposed, he confirmed that census data had been used regarding parking provision and that a balanced view had been taken with regards to the public parking within the area, the number of bus routes and that the respective site was currently categorised as an industrial unit.

Councillor Young returned to the meeting and therefore did not take part nor vote on this application.

Members discussed the application further including their concerns regarding the entrance and exits from the site onto a busy junction, and the location of the waste bins storage.

Councillor Rochelle **moved** and it was **seconded** by Councillor Sohal:-

That planning application number 16/1048 be granted, subject to conditions and a Planning Obligation, as contained within the report and supplementary paper now submitted.

The Motion, having been put to the vote was declared **carried**, with seven Members voting in favour and four against.

Resolved

That planning application number 16/1048 be granted, subject to conditions and a Planning Obligation, as contained within the report and supplementary paper now submitted

1716/17 **Item No. 8 – application number 17/0108 – single storey side and rear extension to create larger retail unit (238 sq mts) at 4 Gillity Avenue at Fiona Florist, 4 Gillity Avenue, Walsall, WS5 3PH**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on this application, Councillor Martin, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Mr. England, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speakers and officers which included queries regarding the existing tenant, whether local residents had been consulted and had all objections pertaining to the development had been taken into consideration, whether it was an overdevelopment of the site and would the development displace current parking.

In response, Members were advised that the unit's current tenant had not conversed with the applicant; the Planning Officer advised that planning legislation clearly deemed the proposed unit a convenience store as it was not large enough to constitute a supermarket and therefore no additional consultation was required; the application proposed 5 spaces at the rear of the shops where currently there were no defined spaces; it was not felt the extension was a disproportionate unit.

Members discussed the application further and Councillor Worrall **moved** and it was duly **seconded** by Councillor Sohal:-

That planning application number 17/0108 be granted, subject to conditions as contained within the report and supplementary paper now submitted.

The Motion, having been put to the vote was declared **lost**, with three Members voting in favour and ten against.

Members considered the application further and Councillor Bird **moved** and it was duly **seconded** by Councillor Shires:-

That planning application number 17/0108 be refused by virtue that the proposed development would be 5 times the size of the original unit and would constitute overdevelopment of the site; the proposal would lead to pressure on the current parking arrangements becoming inadequate in conjunction with the parade of shops especially the hot food takeaway recently permitted; delivery vehicles will be unable to access the rear of the shops satisfactorily, to the detriment of highway safety; the proposals would lead to excessive on street parking, would be harmful to the adjacent residents in the vicinity of Gillity Avenue and Edinburgh Road.

The Motion having been put to the vote was declared **carried**, with thirteen Members voting in favour and three against.

Resolved

That planning application number 17/0108 be refused by virtue that the proposed development would be 5 times the size of the original unit and would constitute overdevelopment of the site; the proposal would lead to pressure on the current parking arrangements becoming inadequate in conjunction with the parade of shops especially the hot food takeaway recently permitted; delivery vehicles will be unable to access the rear of the shops satisfactorily, to the detriment of highway safety; the proposals would lead to excessive on street parking, would be harmful to the adjacent residents in the vicinity of Gillity Avenue and Edinburgh Road.

1717/17 At this juncture of the meeting, Councillor Bird **moved** and it was duly **seconded** by Councillor Nawaz:-

That Standing Order 9(a) of the Council's Constitution be suspended in order for the Committee to conclude the remainder of its business

The Motion having been put to the vote was declared **carried**, with all Members voting in favour.

1718/17 **Item No. 11 – application number 17/0168 – resubmission of 16/1341: change of use of disused tannery to 1 no. flat, 1 no. bedsit and ancillary accommodation serving 5 Kinnerley Street, Walsall, WS1 2LD**

Councillor Nawaz and Councillor Sarohi, both having declared a non-pecuniary interest in this item, left the room and therefore did not take part nor vote.

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on this application, Councillor Martin, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Mrs Khideja, who also spoke in objection to officers recommendations.

The Committee then welcomed the third speaker on this application, Mr. Adbal, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speakers and officers primarily with regard to the impact on the neighbouring properties and whether officers felt the previous reasons for refusal had been met including the ability to reverse vehicles off the site.

In response, a speaker informed Committee a number of windows would overlook their courtyard thus impacting on their amenity. The Planning Officer reported that the current application had been reduced significantly and that a condition would be imposed to ensure the pertinent windows were fixed and obscured. The Team Leader – Public Right of Way advised Committee the existing use of the land was industrial and it could open up for this use again without requiring planning permission resulting in more vehicles and there was no requirement to enter and leave the premises forward facing.

Members discussed the application further and Councillor Young **moved** and it was duly **seconded** by Councillor Rochelle:-

That the granting of planning application number 17/0168 be delegated to the Head of Planning, Engineering and Transportation subject to conditions once noise impacts have been satisfactorily addressed including relevant conditions where necessary, as contained within the report and supplementary paper now submitted.

The Motion having been put to the vote was declared **carried**, with eight Members voting in favour and five against.

Resolved

That the granting of planning application number 17/0168 be delegated to the Head of Planning, Engineering and Transportation subject to conditions once noise impacts have been satisfactorily addressed including relevant conditions where necessary, as contained within the report and supplementary paper now submitted.

At this juncture, the meeting was adjourned for a three minute comfort break.

Councillor Nawaz returned to the meeting.

Councillor Douglas-Maul left at this juncture of the meeting and did not return.

- 1719/17 **Item No. 9 – application number 16/1799 – change of use of part of the existing convenience store (use class A1) to a hot food takeaway (use class A5) plus a rear extension to form a new cold store room and minor external alterations including new extract flue, condensing unit and fresh air intake grille, new step and refurbishment of external finish of ship front at 136 – 145 Walsall Road, Willenhall, WV13 2ED**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on this application, Mr. Cooke, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Councillor Creaney, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speaker and officers. Members then discussed the application further regarding the location and viability of the site and Councillor Craddock **moved** and it was duly **seconded** by Councillor Rochelle:-

That planning application number 16/1799 be granted, subject to conditions to include the removal of the access step and the addition of an appropriate sized flue, due to alternative sites being unacceptable to the applicant and the development would bring into use an uneconomically viable building.

The Motion having been put to the vote was declared **lost**, with four Members voting in favour and eight against.

Members considered the application further and Councillor Bird **moved** and it was duly **seconded** by Councillor Shires:-

That planning application number 16/1799 be refused as per the reasons contained within the report and supplementary paper now submitted.

The Motion, having been put to the vote was declared **carried**, with eight Members voting in favour and three against.

Resolved

That planning application number 16/1799 be refused as per the reasons contained within the report and supplementary paper now submitted.

Councillor Bott left at this juncture of the meeting.

1720/17 **Item No. 10 – application number 16/1510 – proposed extension and change of use to a 30 bedroom house with shared basic facilities for unrelated individuals (sui generis use) with landscaping and car parking at The Substation, Park Lane, Darlaston, Wednesbury, WS10 9SE**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the first speaker on this application, Mr. Rawlins, who spoke in objection to officers recommendations.

The Committee then welcomed the second speaker on this application, Mrs Reynolds, who spoke in support of officers recommendations.

There then followed a period of questioning by Members to the speaker and officers which included whether the applicant had prior experience in running properties of multiple occupancy, could the WW1 plaque on-site be salvaged and displayed elsewhere, and would a noise survey be required.

In response, the second speaker confirmed she owned a number of licensed houses of multi occupancy; the studio rooms were for professionals only and all occupants would be required to prove their income; that the plaque had been recovered from the site by the applicant and could be displayed at Committees preferred location. The presenting officer highlighted condition 4 of the report pertaining to a requirement of a noise assessment prior to commencement of any part of the development.

Members discussed the application further and Councillor Bird **moved** and it was duly **seconded** by Councillor Rochelle:-

That planning application number 16/1510 be granted, subject to updating the planning conditions as set out in the report and supplementary paper now submitted, subject to an additional condition for the WW1 memorial plaque to be relocated to Darlaston Town Hall or an alternative location in agreement with the local ward Councillors.

The Motion having been put to the vote was declared **carried**, with twelve Members voting in favour and one against.

Resolved

That planning application number 16/1510 be granted, subject to updating the planning conditions as set out in the report and supplementary paper now submitted, and subject to an additional condition for the WW1 memorial plaque to be relocated to Darlaston Town Hall or an alternative location in agreement with the local ward Councillors.

1721/17 **Item No. 12 – application number 16/0249 – outline planning permission for the erection of one house (access to be considered at this stage) and reconfiguration of parking for the public house at Saddlers Arms, Fishley Lane, Bloxwich, Walsall, WS3 3PS**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the only speaker on this application, Mr. Springett, who was in attendance in support of officers recommendations to answer any questions the Committee may have.

There were no questions to the speaker nor to officers.

Members considered the application and Councillor Craddock **moved** and it was duly **seconded** by Councillor Nawaz:-

That planning application number 16/0249 be granted, subject to conditions as contained within the report and supplementary paper now submitted.

The Motion, having been put to the vote was declared **carried**, with ten Members voting in favour and none against.

Resolved

That planning application number 16/0249 be granted, subject to conditions as contained within the report and supplementary paper now submitted.

1723/17 **Item No. 13 – application number 16/1020 – outline planning permission for the construction of 2no houses with access to be considered with all other matters reserved and realignment of existing public house car park at Queens Head, Church Street, Bloxwich, Walsall, WS3 3JQ**

The Planning Officer advised Committee of the background to the report and supplementary paper now submitted

(see annexed)

The Committee then welcomed the only speaker on this application, Mr. Springett, who was in attendance in support of officers recommendations and to answer any questions the Committee may have.

There then followed a period of questioning by Members to the speaker primarily with regard to the loss of parking spaces at a popular public house, whether the current public house would continue as a business, would the site look over developed and what noise mitigation would be in place.

In response, the speaker confirmed the public house would continue as a business and would retain 16 parking spaces and be surrounded by fencing or hedges to protect the amenity of the local residents.

There then followed a period of questioning by Members to the officers which included concerns around the current parking problems within the immediate area, how the development would sit fronting Woodall Street, whether the application should be deferred for further monitoring of vehicles, and the displacement of parking spaces.

In response, the presenting officers confirmed the 16 parking space allocated for the public house were in accordance with the parking policy T13 of Walsall Council's UDP; the Planning Team Manager stated that local knowledge of ward Councillors could be taken into consideration but any decision made against Council policy would require evidence and he emphasised that should Members be minded to refuse the application, they may be required to be witnesses should an appeal be lodged; that the application was an outline planning proposal only which currently met all requirements.

Members considered the application further and Councillor Craddock **moved** and it was duly **seconded** by Councillor Worrall:-

That planning application number 16/1020 be granted, subject to conditions as contained within the report and supplementary paper now submitted.

The Motion, having been put to the vote was declared **carried**, with eight Members voting in favour and two against.

Resolved

That planning application number 16/1020 be granted, subject to conditions as contained within the report and supplementary paper now submitted.

- 1724/17 **Item No. 1 – application number 17/0052 – erection of B2/B8 Warehouse with ancillary offices and associated yard, car park and external works on land rear of Arbury, off Arbury Drive, Aldridge**

Resolved

That planning application number 17/0052 be granted, subject to conditions as contained within the report now submitted.

- 1725/17 **Item No. 2 – application number 16/1883 – Section 73 application: variation of conditions 2, 3, 13, 15, removal of condition 5 and discharge of conditions 6 and 10 of 15/0333/FI on land off Tempus Drive, Walsall, WS2 8TJ**

Resolved

That planning application number 16/1883 be granted, subject to conditions as contained within the report and supplementary paper now submitted.

- 1726/17 **Item No. 7 – application number 17/0312 – installation of sculpture on traffic island on junction of The Keyway / Willenhall Road / Somerford Place, Willenhall**

Resolved

That planning application number 17/0312 be granted, subject to conditions and a Planning Obligation as contained within the report now submitted.

- 1727/17 **Item No. 14 – application number 15/1635 – erection of 1no dwelling house with associated works (resubmission of 14/0804/FL) at House in the Wood, Streetly, Sutton Coldfield, B74 3DQ**

Resolved

That planning application number 15/1635 be granted, subject to conditions as contained within the report and supplementary paper now submitted

1728/17 **Item No. 15 – application number 16/1825 – part change of use from A1 (retail use) to A5 (hot food takeaway use) and sub-division of 2no existing A1 units into 4no smaller A1 retail units at Forest House, 1 Walsall Road, Walsall, WS5 4QL**

Resolved

That planning application number 16/1825 be granted, subject to conditions as contained within the report now submitted

1729/17 **Item No. 16 – application number 16/1900 – proposed demolition and reconstruction of dwelling house at 9 Beacon Hill, Aldridge, Walsall, WS9 0RH**

Resolved

That planning application number 16/1883 be granted, subject to conditions as contained within the report now submitted

1730/17 **Item No. 17 – application number 17/0016 – retrospective erection of garden outbuilding at 7 Aldis Road, Walsall, WS2 9AY**

Resolved

That planning application number 17/0016 be granted, subject to conditions as contained within the report now submitted

Termination of meeting

There being no further business, the meeting terminated at 10.30 pm

Signed

Date