



## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 3 July 2019 in the Council Chamber, Civic Centre, Poulton-le-Fylde.

---

### **Planning Committee members present:**

Councillors Moon, Ballard, I Amos, R Amos, Lady D Atkins, Catterall, Ingham, Orme, Raynor, Stirzaker, D Walmsley and Williams

### **Apologies for absence:**

Councillors Holden and Le Marinel

### **Officers present:**

David Thow, Head of Planning Services  
Lyndsey Hayes, Planning Development Manager  
Mary Grimshaw, Legal Services Manager  
Peter Foulsham, Scrutiny Officer  
Emma Keany, Governance Trainee

4 members of the public attended the meeting.

No press were present at the meeting.

---

### **PA.7      Declarations of Interest**

None.

### **PA.8      Confirmation of Minutes**

The following amendment to the published minutes of the meeting of 5 June 2019 was proposed and agreed:

Under the heading 'Reports of the Head of Planning Services on planning applications to be determined at this meeting' (Minute PA.6), the paragraph in relation to Application Number 19/00156/FULMAJ, which reads,

'The Senior Land Manager, registered as the Applicant spoke to the Committee in support of the application.' be amended to read,

"The Senior Land Manager, registered as the Applicant spoke to the Committee in support of the application. He also stated that the appeal lodged

against refusal of planning application 18/00734/FULMAJ would be voluntarily withdrawn should this application (19/00156/FULMAJ) be approved.”

The minutes of the Planning Committee meeting held on 5 June 2019 were confirmed as a correct record, subject to the above amendment.

## **PA.9 Appeals**

The Head of Planning Services submitted a report on appeals lodged and decided between 20 May 2019 and 15 June 2019.

### **Resolved**

That the position regarding the appeals, as set out on pages 1 – 6 of the agenda, be noted and that any Member requiring any further details or clarification on any appeal, should contact the relevant Case Officer.

## **PA.10 Planning Applications**

The Head of Planning Services submitted three applications and reports to be considered. Item 2, Application No: 19/00230/FUL - 34 - 37 High Street, Garstang, Preston, Lancashire, PR3 1EA, which was originally on the published agenda, was formally withdrawn by the applicant.

Item 1, Application No: 19/00429/FULMAJ – Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire, PR3 1F – (Site Visit) Variation of condition 2 (approved Plans) on application 16/00550/FULMAJ for the erection of a three storey building following partial demolition of existing building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with new and re-configured car parking (re-submission of planning application 19/00007/FULMAJ to allow for full demolition and reconstruction of the facade).

An update sheet with additional information was published on the council’s website and made available at the meeting, this information only having become available after the original agenda was published.

Item 3, Application No: 19/00349/FUL - Land at Arthurs Lane, Hambleton, FY6 9AT. Proposed erection of Substation in most southern corner of approved development (Application: 16/00217/OULMAJ).

An update sheet with additional information was published on the council’s website and made available at the meeting, this information only having become available after the original agenda was published.

Item 4, Application No: 19/00286/FUL – Layby Adjacent Preston Lancaster Road A6 Fowler Hill Lane Cabus Lancashire PR3 1AW – (Site Visit) Permanent siting of a shipping container to be used as a rest stop café (resubmission of planning application 18/00339/FUL).

Reports of the Head of Planning Services in planning applications to be determined at this meeting:-

a) Applications approved

**RESOLVED** that the undermentioned applications be **APPROVED** under the provisions of the Town and Country Planning Act 1990, as set out below:

**Item 1- Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire, PR3 1F**

**Application Number 19/00429/FULMAJ**

Variation of condition 2 (approved Plans) on application 16/00550/FULMAJ for the erection of a three storey building following partial demolition of existing building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with new and re- configured car parking (re-submission of planning application 19/00007/FULMAJ to allow for full demolition and reconstruction of the facade).

The application was before Members at the request of Councillor Lady Atkins.

A site visit took place to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Eian Bailey, a representative of the Applicant, Keyworker Homes Ltd., spoke in favour of the application.

The committee considered the update sheet, which contained additional information.

The application was **APPROVED** as per the recommendation.

**Conditions and reasons:-**

1. The development must be begun not later than the expiration of three years from the 31st July 2018.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 07/05/2019, including the following plans:

- Location Plan Dwg No. KW/HSG/LP/01 Rev A
- Proposed Site Plan Dwg No. KW/HSG/SP/02 Rev J
- Proposed Colour Site Layout Dwg No. KW/HSG/CSL/01 Rev J
- Proposed Colour Site Layout Dwg No. KW/HSG/CSL/01 Rev J

- Site Sections Dwg No. KW/HSG/SS/01 Rev B
- Proposed Elevations Dwg No. KW/HSG/E/01 Rev F (Varied Plan)
- Proposed Ground and First Floors Plans Dwg No. KW/HSG/PFP/01 Rev J
- Proposed Second Floor and Roof Plan Dwg No. KW/HSG/PFP/02 Rev G
- Boundary Detail Dwg No. KW/HSG/BD/01
- Landscape Strategy Dwg No. 090.3.01 A
- Hardworks Layout Dwg No. 090.3.02 A
- Softworks Layout Dwg No. 090.3.03 A

The development shall be retained thereafter in accordance with the approved details.

Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

3. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: 880917-R1(02)-FRA, dated June 2016) and FRA Addendum (Ref: 880917/L01/KJ, dated 1 August 2016), and the following mitigation measures detailed therein:

- Limiting the surface water run-off generated so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- Demonstration within the FRA that the improvement/protection and maintenance of existing flood defences will be provided.
- Identification and provision
- Finished floor levels are set no lower than 18.87 metres above Ordnance Datum (mAOD).

The mitigation measures shall be fully implemented prior to first occupation shall be fully implemented prior to occupation and any other mitigation measures implemented subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be agreed in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy CDMP2 of the Wyre Local Plan and the provisions of the NPPF.

4. No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme as submitted in the Scott Hughes Drainage Report (Project number 3396 dated October 2018). Thereafter the approved scheme shall be retained, managed and maintained at all times in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase

in surface water runoff to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policy CDMP2 of the Wyre Local Plan and the National Planning Policy Framework.

5. The development hereby approved shall be implemented in full accordance with the approved Ecological Appraisal (document titled Dusk Survey Results in Relation to Bats, produced by Tyler Ecological Consultants, dated Oct 2018) including all the mitigation measures set out in that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

6. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

7. Prior to the installation of any external lighting associated with the development (excluding any lighting of the site during construction, which shall be carried out in accordance with the approved Lighting Management Strategy October 2018 received by the Council on the 6th December 2018) a scheme for the provision of such external lighting together with an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' "Guidance Notes for the Reduction of Obtrusive Light GN01:2011", will be oriented and screened to prevent light spillage onto the adjacent residential dwellings and adjacent river, and appropriate lighting management will be in situ to ensure no active lighting of the wider site at night-time beyond what is considered reasonably necessary. The light intrusion into the windows of any sensitive premises shall not exceed 10 Lux before 23.00, and 2 lux after 23.00 (Environmental Zone E3). The development shall operate in accordance with this approved scheme, which shall thereafter not be varied without the prior written approval of the local planning authority.

Reason: In the interests of public safety whilst protecting the amenity of neighbouring residential properties and nearby ecology in accordance with the provisions of Policy CDMP1 of the Wyre Local Plan and the NPPF.

8. The development hereby approved shall be implemented in full accordance with the approved Ecological Appraisal/Biodiversity Enhancement Scheme (document titled Conditions in respect of planning application 16/00550/FULMAJ produced by Tyler Ecological Consultants dated October 2018) including the approved timescales set out in that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

9. No part of the development hereby approved shall be first occupied or opened for trading until the site access and the off-site highway works and improvements (namely Main Site access junction on High Street including provision of dropped kerbs for pedestrians; and 2No bus stops to Quality Bus Standard on High Street) have been constructed and completed in accordance with the approved scheme details, as set out within the approved Croft Transport Solutions – Highway Improvements and general arrangements plans (dated October 2018) listed below:

- 2444-D001- General Arrangement
- 2444-D002- Site Clearance
- 2444-D003- Construction Materials
- 2444-D004- Signs and Markings
- 2444-D005- Standard Details

Reason: In order to satisfy the Local Planning Authority that the traffic generated by the development does not exacerbate unsatisfactory highway conditions and that the development encourages sustainable travel in accordance with policy CDMP6 of the Wyre Local Plan and the NPPF.

10. The construction of the development including any demolition works shall be carried out at all times in accordance with the approved Construction Environmental Management Plan (CEMP) (Tritan Construction: Construction Management Plan received by the LPA on the 14th March 2019).

Reason: In the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan.

11. Prior to commencement of works associated with the construction of the development hereby approved (excluding any demolition works) the written submission of additional gas monitoring results and confirmation of a historic oil spill, as set out within the submitted Geo Environmental Investigation report by Arley Consulting and Nov 18 Addendum report (Submitted March 19th 2019), is required and this shall be agreed in writing by the local planning authority. Validation of the agreed remediation shall then be submitted and agreed in writing by the Local Planning Authority on completion of the works.

Reason: The development is for a sensitive land use. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan.

12. The development shall be carried out in accordance with the approved Interim Travel Plan (Croft Transport Solutions received by the Local Planning Authority on the 14th March 2019). The provisions of the Interim Travel Plan shall be implemented in accordance with the timetable contained therein unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development provides sustainable transport options.

13. Prior to first occupation of the residential apartments hereby permitted, the building shall have been constructed or modified to provide effective sound insulation against internally generated noise from the retail use hereby permitted. The sound insulation works shall be in accordance with the maximum noise standards within BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings': Living Rooms 35 dB LAeq,T where T is 16 hours (07.00 to 23.00), and bedrooms 30 dB LAeq,T where T is 8 hours (23.00 to 07.00). Additionally, the sound insulation works shall ensure that the maximum level for single sound events inside bedrooms will not exceed 45 dB LAFmax between the hours of 19.00 and 07.00.

Reason: In order that there is no adverse effect on the health and quality of life of the future occupiers of the proposed dwellings from the retail use, to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan and the provisions of the NPPF.

14. The residential apartments hereby permitted shall be designed so that cumulative noise (from industrial, commercial and transportation sources) does not exceed:

- 35dB LAeq (16 hour) from 07.00 to 23.00 within living rooms and 30dB LAeq (8 hour) from 23.00 to 07.00 and 45dB LAFmax from 19.00 to 07.00 for single sound events within bedrooms, or any such level as approved in writing by the Local Planning Authority.
- The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.
- 50dB LAeq (16 hour) from 07.00 to 23.00 to outdoor living areas, or any such level as approved in writing by the Local Planning Authority.

Reason: In order that there is no adverse effect on the health and quality of life of the future occupiers of the proposed dwellings from cumulative noise from the existing and proposed industrial, commercial and traffic sources, to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan and the provisions of the NPPF.

15. Prior to first occupation or first use/ trade of the development hereby approved the approved sound proofing details set out within the approved Noise Assessment report (Agility Acoustics- Noise Assessment AA18-1081-R01v2 Jan 19) shall be installed. The development shall be maintained and retained in accordance with the approved sound proofing details at all times thereafter.

Reason: In order that there is no adverse effect on the health and quality of life of the future occupiers of the proposed dwellings from the retail use, to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan and the provisions of

the NPPF.

16. (a) There shall be no deliveries or collections of goods (including waste) to or from the retail use hereby permitted outside the hours of 08.00 to 20.00 Monday to Saturday, nor at any time on Sundays, Bank or Public Holidays.

(b) No vehicle delivering to or collecting from the retail use hereby permitted, or waiting within any part of the application site, shall operate the vehicle's engine or any mechanical refrigeration unit other than when entering or leaving the site.

(c) Prior to the retail unit hereby approved being first brought into use, a scheme of signage shall be submitted to and agreed in writing by the Local Planning Authority which shall include clearly legible signs displayed at all times to notify delivery and collection vehicle drivers of the permitted hours for deliveries/collections, the need to switch off vehicle engines and refrigeration equipment, and that they are in a noise sensitive residential area. This agreed signage scheme shall be implemented prior to first use.

Reason: In order that there is no adverse effect on the health and quality of life of the future occupiers of the proposed dwellings or existing residents from the retail use, to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDM1 of the Wyre Local Plan and the provisions of the NPPF.

17. Waste compactors used in connection with the retail use hereby permitted shall not be operated between the hours of 20.00 and 08.00 Monday to Saturday, or at any time on Sundays and Public and Bank holidays.

Reason: In order that there is no adverse effect on the health and quality of life of the future occupiers of the proposed dwellings or existing residents from the retail use, to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan and the provisions of the NPPF.

18. The retail use hereby permitted shall not be open to customers outside the following times 08.00 to 20.00, Monday to Saturday, and 10.00 to 16.00 on Sundays and Bank and Public Holidays.

Reason: In order that there is no adverse effect on the health and quality of life of the future occupiers of the proposed dwellings or existing residents from the retail use, to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan and the provisions of the NPPF.

19. No development or any site activity associated with the development, including site preparation/clearance and demolition, shall commence until the approved scheme of tree/hedge protection (Bowland Tree Consultancy Tree Protection Scheme October 2018) has been fully implemented. The protection measures shall be retained for the duration of the works, and only removed once the development is complete and all machinery and works material has

been removed from the site.

Reason: In order to adequately protect the trees to be retained on site in the interests of the appearance of the site and biodiversity in accordance with paragraphs 17 and 118 of the NPPF and Policy CDMP4 of the Wyre Local Plan.

20. The approved hard and soft landscape works as shown on approved plans Landscape Strategy Dwg No. 090.3.01 A, Hardworks Layout Dwg No. 090.3.02 A and Softworks Layout Dwg No. 090.3.03 A, which includes the relocation of T9: Millennium Tree, shall be carried out as approved prior to first occupation or first use of the development hereby approved or on completion of the development (whichever is the sooner) and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity in accordance with the provisions of Policies CDMP3 and CDMP4 of the Wyre Local Plan.

21. Notwithstanding the information shown on the approved plans and prior to the commencement of construction, details of the materials to be used on the external elevations of the building shall be submitted to and agreed in writing by the Local Planning Authority and the development shall then proceed in full accordance with these agreed details. With regards to the re construction of the front and side facades of the original building, the existing materials (Red Accrington Brick and all Stone work) shall be re used as part of the re construction of the building (in accordance with the approved plans).

Reason: In the interests of the appearance of the site and locality in accordance with the provisions of paragraph 17 of the NPPF and Policy CDMP3 of the Wyre Borough Local Plan.

22. Notwithstanding the information shown on the approved plans, section drawings showing the extent to which the windows and doors would be recessed relative to the elevations in which they are sat along with full materials and profile sections shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The development shall then proceed in full accordance with these agreed details.

Reason: In order to ensure that the building benefits from adequate detailing in the interests of its appearance and visual amenity in accordance with the provisions of paragraph 17 of the NPPF and Policy CDMP3 of the Wyre Local Plan.

23. Prior to first occupation of the residential development or first use of the commercial development hereby approved, a car park management plan shall be submitted to and approved in writing by the Local Planning Authority detailing the location and amount of car parking spaces to be dedicated for the residential and commercial elements of the development hereby approved and the location and amount of car parking spaces to be made available for general public use, along with details of operational measures to ensure this parking provision will be made available for such users thereafter. The approved plan / management details shall be implemented in accordance with the approved details.

Reason: In order to ensure that adequate car parking provision exists on site in the interests of the appearance of the site and locality, residential amenity and highway safety in accordance with the provisions of paragraph 17 of the NPPF and Policies CDMP3 and CDMP6 of the Wyre Local Plan.

24. The refuse store for the apartments shown on the approved plans shall be provided before the apartments hereby approved are first occupied and shall thereafter be retained. The refuse store for the retail unit shown on the approved plans shall be provided before the retail unit hereby approved is first in use and shall thereafter be retained.

Reason: In order to ensure that adequate provision is available for the storage of refuse in the interests of residential amenity and the appearance of the site in accordance with the provisions of paragraph 17 of the NPPF and Policies CDMP1 and CDMP3 of the Wyre Local Plan.

**Item 4 - Layby Adjacent Preston Lancaster Road A6 Fowler Hill Lane  
Cabus Lancashire PR3 1AW**

**Application Number 19/00286/FUL**

Permanent siting of a shipping container to be used as a rest stop café (resubmission of planning application 18/00339/FUL).

The application was before Members at the request of Councillor Lady Atkins.

A site visit took place to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Mr Bob Hastings, Chairman of Cabus Parish Council, spoke opposing the application.

The agent acting for the applicant, Jessica Tebay of ML Planning, spoke in favour of the application.

The application was **APPROVED** as per the recommendation, with two additional conditions.

**Conditions and reasons:-**

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 22nd March 2019 including the following plans/documents:

- Site Location Plan Scale 1:1250, received 22nd March 2019;
- Existing and Proposed Site Plan and Proposed Shipping Container Plans and Elevations Drg. no. JT/KB/2720, received 22nd March 2019.

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. No development above ground level shall be commenced until details of the external finish and colour (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. The use hereby permitted shall not operate outside the hours of 07:00 to 15:00 Monday to Friday. The development shall not operate at any time on Saturdays, Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of the surrounding area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

5. Prior to first use or occupation of the development hereby approved, details of the appearance, technical specification and siting of any external ventilation ducting and/or plant shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and the ducting/plant shall be in place and in full working order prior to first use of the premises hereby approved and shall thereafter be maintained and retained in accordance with the approved details.

Reason: To ensure any necessary plant is appropriate in design and siting, in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

6. The external bins shall be emptied each day the café has been open to the

public and waste removed from the site.

Reason: To minimise the risk of pollution that may cause harm to the amenity of the surrounding countryside in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

7. No tables and seating shall be provided externally unless details of any proposed tables and seating areas are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure there is no reduction in the public parking area and in the interest of pedestrian safety.

8. The premises shall be used for A3 cafe and restaurant use only and for no other purpose.

Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policies SP2 and SP4 of the Wyre Local Plan (2011-31).

**Additional conditions:**

9. The shipping container and associated structures shown on the approved plans (portable toilet, external bins, water butt) and any supporting structure(s) on which the container is sited shall be removed, and the land restored to its former condition, on or before 3rd July 2024 unless a new planning permission for the development is granted prior to that date.

Reason: The development is such that it would not be permitted as permanent development having regard to Policy SP4, CDMP1 and CDMP3 of the adopted Wyre Borough Local Plan.

10. In the event that the A3 cafe and restaurant use shall cease operating within the permitted five year time period, the shipping container and associated structures shown on the approved plans (portable toilet, external bins, water butt) and any supporting structure(s) on which the container is sited shall be removed from the site, and the land restored to its former condition, not later than 6 months following cessation of the use, unless it is re-occupied by a new operator prior to the expiry of the 6 month period.

Reason: The development is such that it would not be permitted as development with no active use associated with it having regard to Policy SP4 and CDMP3 of the adopted Wyre Borough Local Plan.

b) Application deferred

**RESOLVED** that the undermentioned application be **DEFERRED** under the provisions of the Town and Country Planning Act 1990, as set out below:

**Item 3 – Land at Arthurs Lane, Hambleton, FY6 9AT**

**Application Number 19/00349/FUL**

Proposed erection of Substation in most southern corner of approved development (Application: 16/00217/OULMAJ).

The application was brought before members of the Planning Committee at the request of Councillor Robinson on 5 June 2019. It was deferred at that meeting to enable clarification on land levels, positioning of nearby trees and boundary treatments.

No site visit took place, one having been carried out very recently on 5 June 2019. Site photographs were displayed for members.

The committee considered the update sheet, which contained additional information.

There were no speakers on the application.

The committee considered the application, taking into account in particular (a) the new siting, (b) the use of new materials and (c) the deferment request.

**RESOLVED** that the application be **DEFERRED** contrary to the officer's recommendation at the request of the applicant to give the applicant a 6 week extension of time to allow for consideration of the repositioning of the substation.

The meeting started at 2.00 pm and finished at 3.11 pm.

**Date of Publication:** 5 July 2019