

HAVANT BOROUGH COUNCIL AND WINCHESTER CITY COUNCIL
JOINT WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA PLANNING
COMMITTEE

28 November 2014

Attendance

Councillor Mrs Shimbart (Chairman)(Havant Borough Council)

Councillor Paul Buckley

Councillor Cyril Hilton

Councillor Rory Heard

Councillor Therese Evans BA, MCIL, Winchester City Council

Councillor Frank Pearson, Winchester City Council

Councillor Michael Read, Winchester City Council

Councillor David McLean, Winchester City Council (Conservative Standing Deputy)

6 Apologies and Deputy Members

Apologies for absence were received from Councillors Ruffell, and Newman-Mackie.

7 Minutes

The Minutes of the meeting of the Joint West of Waterlooville Major Development Area Planning Committee held on 17 June 2014 were agreed as a correct record and signed by the Chairman.

8 Appointment of Vice Chairman for the Meeting

It was Agreed that Councillor Read be appointed Vice Chairman for this meeting of the Committee.

9 Disclosures of Interests

There were no declarations of interests relating to matters on the agenda.

10 14/01935/REM / W19499/32 (WCC) - Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire

Proposal: Approval of reserved matters for access, appearance, landscaping, layout and scale (Details in Compliance for Outline Planning Permission 10/03252/OUT) and information to discharge condition 5 (drainage), condition 6 (noise from road), condition 7 (extraction method) and condition 9 (contaminated land). AMENDED PLANS

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment and Head of Development Management together with an update issued prior to the meeting.

Arising from Members' questions, it was clarified that:

- (1) although the policies relating to the MDA as a whole prohibited the building of residential units under electricity cables, there were no restrictions to the construction of car parking areas under such cables;
- (2) the design and materials met the requirements for a landmark building;
- (3) it was intended that materials, including the timber cladding, to be used on this landmark building would not replicate the problems experienced in the design of the Hambledon Road buildings;
- (4) it was anticipated that permeable materials would be used for the car parking surfaces;
- (5) the applicants had advised that, due to the nature of the proposed nursing home, a dedicated ambulance parking space was not necessary;
- (6) the submitted tree planting scheme was of a high quality and considered acceptable;
- (7) root deflectors would be incorporated into the tree planting scheme to minimise the risk of root damage to buildings and road surfaces;
- (8) the use of climbing plants could help regulate the building's temperature;
- (9) on the basis of the information provided, the parking provision was considered to be acceptable;
- (10) the Committee could require the submission of a travel plan to manage the access to a development and reduce the impact of vehicle transport on the local environment and promote sustainable modes of travel to and from the site;
- (11) cycle storage would be provided on the site; and
- (12) the adoption of the roads was the responsibility of Hampshire Council County, the highway authority: roads would not be made up to adoption standard whilst they were being used by construction traffic

The Committee was addressed by Mr Crichton who raised concerns that:

- (a) the proposed timing for the closure of Sickie Way would increase the traffic on Darnell Road and its junction with Hambledon Road which would be likely to cause undue interference with the free flow of traffic to the detriment of other road users; and

- (b) the car parking on this and the proposed extra care home was inadequate.

In response to the concerns raised by Mr Crichton relating to the proposed closure of Sickie Way, the officers suggested that the Committee could ask Hampshire County Council to consider delaying the closure of Sickie Way.

The Committee was also addressed by Councillor Stallard, who objected to the proposal for the following reasons:

- (i) there were no areas to recharge or store disability buggies;
- (ii) the parking arrangements and design of the building did not provide for day trips normally associated with this type of use;
- (iii) the likely demand for ambulances required a dedicated access/parking area;
- (iv) the route and design of the proposed ambulance pick up/drop off point was inadequate and undignified;
- (v) the provision of sleep over rooms for relatives was inadequate;
- (vi) the use of timber cladding was inappropriate

(Councillor Stallard failed to complete her deputation within the allocated time period)

In response to questions raised by Members of the Committee, Councillor Stallard advised that:

- she would have raised the issue of traffic problems, car parking and landscaping during her deputation; and
- there were no public bus services serving this development on Sundays.

Parish Councillor Lander – Brinkley addressed the Committee and objected to the proposal for the following reasons:

- (A) the location of the plant room and refuse area and the noise likely to be generated by these facilities would have a detrimental impact on the living conditions and amenities of the occupiers of the existing residential properties;
- (B) that parking provision was insufficient;
- (C) a dedicated parking bay should be provided for ambulances or mini buses;

Mr Allen, the applicant's agent, supported the application for the following reasons:

- (aa) the application had been the subject of consultation;
- (bb) the design and parking arrangements proposal was based on the applicant's experience of running similar homes across the country;
- (cc) the proposed nursing home would be equipped with a sprinkler system;
- (dd) the proposed parking arrangements supported by the submitted transport statement was adequate for the proposed use;
- (ee) a detailed discussion would take place between the NHS and the applicant to address the concerns raised about ambulance access; the result of these discussions would be included in the Management Plan;
- (ff) the travel plan would be take into account the particular issues relating to this site. The plan would evolve with the operation of the nursing homes and a specific coordinator would be appointed to amend and monitor the submitted plan;
- (gg) the proposal was for an acute care home, which catered for mainly residents, who were near the end of their life or suffering from dementia. Therefore there was little demand for outside space;
- (hh) the issue of public bus services within the area would be addressed by the travel plan coordinator;
- (ii) it was anticipated that a suitable form of timber could be sourced for the proposed timber cladding;
- (jj) although it was proposed that the parking areas would a mixture of tarmac and paving, the details were the subject of a condition;
- (kk) it was anticipated that condition 6 could be complied with;
- (ll) experience of operating similar nursery homes indicated that there would not be a huge demand for overnight stays by relatives;
- (mm) the proposal would meet the sustainable requirements

The Committee discussed the application in detail together with the views raised by the deputees. Although concern was expressed about the parking provision and access for ambulances, the majority of the Committee supported the application subject to:

- (aaa) an additional conditional requiring the implementation of the travel plan
- (bbb) the Committee writing to the County Council requesting they delay the closure of Sickie Way; and

- (ccc) condition 4 being amended to require consideration to be given to the use of permeable surfaces for the parking areas

It was Agreed that:

- (i) Conditions 5, 6 and 7 of Outline Application 10/0352/OUT be discharged
- (ii) application 14/01935/REM/W19499/32 be granted permission subject to
- (A) the following conditions and informatives

- 01 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

- 02 No works on the development hereby permitted shall commence until a BREEAM 2008 pre-assessment for that element of the scheme has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. This submission shall demonstrate how the development will achieve a minimum rating of 'excellent' under the BREEAM 2008 method of assessment. Thereafter, the development shall not be carried out other than in accordance with the approved assessment, or any subsequent revision approved in writing by the Local Planning Authority, which shall achieve a minimum rating of BREEAM 'excellent' or other such rating as may be agreed by the Local Planning Authority. No building shall be occupied until such time as it has achieved a minimum rating of BREEAM 2008 'excellent'.

Reason: To ensure that the development is sustainable and accords with policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

- 03 The proposed development shall be undertaken in accordance with the following approved plans and documents;

Revised covering letter dated 6 November 2014
 Revised plan schedule
 Revised site plan 27961 - PD - 101 revision L
 Revised block plan 27961 - PD - 102 revision D
 Revised ground floor plan 27961 - PD - 103 revision L

Revised first floor plan 27961 - PD - 104 revision L
 Revised second floor plan 27961 - PD - 105 revision L
 Revised roof plan 27961 - PD - 106 revision E
 Revised elevations 27961 - PD - 200 revision G
 Revised elevations 27961 - PD - 201 revision H
 Revised sections 27961 - PD - 300 revision C
 Revised Landscape GA S167(20)002 revision B
 Revised detailed planting plan S167 (96)002 revision B
 Revised design and access statement.

Reason: To ensure that the development presents a satisfactory appearance, for the avoidance of doubt and in the interests of the amenities of the area.

- 04 No development shall take place until details and samples of the windows and all the external materials to be used in the construction of the building and hard surfaced areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding.

Development shall be carried out in accordance with the approved details.

Note: The developer is advised that consideration should be given to the use of permeable surfacing for the car parking and manoeuvring areas.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 05 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junctions with façade's and head and sill details,
- Window central panels and side panels
- Doors and shutters together with framing and their reveals and junctions with the elevations

Prior to installation 1:20 scale fully annotated plans, elevation and section of the following details shall be submitted to and approved in writing by the local planning authority:

- Metal framing and plant screens fixed to the elevations
- Any security railings/boundaries around flat roofs that are visible from the public realm
- Parapet cappings
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of ceilings of any overhangs and under-crofts
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;

- Details of the colour, position and appearance of any meter boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before that building is occupied.

Reason: to ensure that the external appearance of the development is of a high quality on this prominent site.

- 06 Prior to the installation of any heating, refrigeration and ventilation plant/machinery, a noise report shall be submitted to and approved by the Local Planning Authority demonstrating that such plant/machinery shall be designed to a level of 10dB below the lowest measured background noise (LA90, 15min) as measured 1m from the nearest affected window of the nearest residential property.

Once the plant is in operation, a noise validation report shall be submitted to the Local Planning Authority to demonstrate compliance with this condition.

Reason: To protect the amenity of the occupants of the nearest residential dwellings.

- 07 The development hereby approved shall be carried out in accordance with the travel plan statement reference Odyssey markides LLP Project No. 14-208 August 2014

Informatives:

- (1) In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service and,
 - updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- (2) This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

- (3) The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Part 1 - Joint Core Strategy; SH1, SH2, CP1, CP10, CP11, CP13, CP15, CP20

Winchester District Local Plan Review 2006: DP3, DP4, DP5, T2, T3

- (4))The applicant is advised that conditions 8 and 9 of outline planning permission reference 10/03252/OUT remain to be discharged.

(B) A letter being sent to Hampshire County Council requesting that consideration be given to delaying the proposed closure of Sickle Way.

(C) Conditions 5, 6 and 7 be discharged.

- 11 APP/14/00854 (HBC)/14/02215/FUL (WCC) - Care Home, Site E1, Land West of Waterlooville, Hambledon Road, Waterlooville**

Proposal: Erection of extra care accommodation with 48 units and associated communal facilities, access, car parking and landscaping

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment and Head of Development Management together with an update issued prior to the meeting.

Arising from Members' questions, it was clarified that:

- (1) It was intended to use natural timber cladding: the design incorporated the same elements and materials as the Nursing Home;
- (2) the proposed design was more distinctive than the proposed Nursing Home and met the design requirements for a landmark building;
- (3) there were opportunities to use wall climbing plants;
- (4) the proposed height of the building complied with the Design Guide requirements;
- (5) consideration would be given to using different colours for the external walls to the recess areas to provide a more distinctive landmark building;
- (6) the distances and configuration of the proposed building would prevent overlooking into existing residential dwellings;
- (7) the parking provision exceeded the adopted standards;
- (8) there was adequate parking space on and off site to enable an ambulance to visit the proposed home when required;
- (9) the parking provision was based on the applicant's experience with operating similar homes and this was reflected in the submitted transport assessment;
- (10) it would be difficult for the Council to make a robust case that the development would result in a severe residual cumulative impact on the highway;
- (11) waste collection vehicles would be able to collect waste without undue interference to the free flow of traffic;
- (12) if the development led to overspill parking onto the highway, the applicant had agreed to finance the implementation of a traffic regulation order;
- (13) that the landscaping scheme was considered acceptable and would incorporate trees which would not damage the extra care home;

- (14) an increase in parking spaces would result in the loss of open spaces: off site parking places would be provided at the nursing home for the extra care home staff; and
- (15) the extra care home would meet the required sustainable homes level.

The Committee was addressed by Mrs Everest, who objected to the proposal for the following reasons:

- (a) the number of bedroom units had increased to 48 from the originally proposed 38 units;
- (b) the increase in height of the proposed building would result in a loss of light to existing properties;
- (c) the development would exacerbate the existing flooding problem experienced by the Buttercup Way garages;
- (d) the traffic likely to be generated by the development and the proposed closure of Sickle Way would cause undue interference with the safety and convenience of users of Foxtail Road; and
- (e) there was insufficient parking spaces which would be likely to encourage the parking of vehicles on adjoining highways;

In response to questions raised by members of the Committee, Mrs Everest advised that:

- (aa) although partially successful, the drain installed by Taylor Wimpey had not fully resolved the flooding experienced by all the garages in Buttercup Way;
- (bb) there was concern that the proposed development would increase the amount of surface water draining into Foxtail Way and Buttercup Way

The Committee was addressed by Parish Councillor Lander-Brinkley, who objected to the proposal for the following reasons;

- (aaa) the proposed height of the building would have a detrimental impact on the Denmead Gap;
- (bbb) the parking provision was inadequate to cater for the increase in bed units;
- (ccc) a traffic regulation order introduced to overcome the problem of overspill parking would move the problem elsewhere within the development;
- (ddd) there was no evidence that that the Fire and Rescue Service had agreed to the proposal;

- (eee) the development could exacerbate the existing flooding problem in the area; and
- (fff) the provision of 1 lift was inadequate for this type of home.

In response to questions raised by Members of the Committee, Councillor Lander-Brinkley advised that:

- discussions prior to and during the outline stage gave the impression that the proposal would be for an extra care unit;
- couples should be able to stay together: the nursing home only provided single rooms

In response to a question raised by a member of the Committee, the officers advised that the type of bedrooms was a material consideration: however, in this case the size of the bedrooms was not considered to carry significant weight.

In response to an offer from Councillor Stallard to give clarification on the types of care home, the members of the Committee thanked Councillor Stallard but advised that a satisfactory explanation had already been submitted.

The Committee was addressed by Councillor Stallard, who objected to the proposal for the following reasons:

- (aaaa) the proposed height of the building would give rise to overlooking into properties in Foxtail Way;
- (bbbb) the traffic likely to be generated by the proposal would be detrimental to the amenities of existing properties and the occupiers of the proposed units with balconies in terms of pollution;
- (cccc) there was inadequate car parking provision;
- (dddd) there was no clearly indicated route or path to or a dedicated parking area for ambulances;
- (eeee) there was an inadequate number of lifts;
- (ffff) the trees proposed were not indigenous species;
- (gggg) there was only one access to the roof;
- (hhhh) there were no assisted bathrooms;
- (iiii) the roads had not yet been adopted; and
- (jjjj) there was a lack of proper consultation.

The Committee was addressed by Mr Allen, the applicant's agent, who supported the application for the following reasons:

- (A) experience had demonstrated that the proposed parking provision was adequate;
- (B) the proposal included a cycle storage area;
- (C) ambulances would be able to access the facility;
- (D) the officers considered that the proposed design met the requirements for a landmark building;
- (E) the application had been the subject of extensive consultation and amendments made to overcome concerns raised; and
- (F) the proposed drainage system should benefit existing residential properties.

In response to questions raised by member so the Committee, Mr Allen advised that:

- (AA) the parking provision exceeded the adopted standard;
- (BB) a loss of landscaping to accommodate more parking spaces would be a detrimental step;
- (CC) the proposal would at least meet the sustainable standard requirements;
- (DD) the drainage system should alleviate the current problems of flooding experienced outside the site;
- (EE) the parking provision for staff, including the parking spaces at the Nursing Home, was sufficient;
- (FF) it was not proposed to mark out parking spaces allocated to staff;
- (GG) although only 1 lift was proposed, stair lifts would be provided; and
- (HH) the residents attracted to this form of care home were unlikely to be car owners.

The Committee discussed this application in detail together with the issues raised by deputees. The majority of the Committee supported the application subject to:

- (AAA) an additional condition requiring compliance with the implementation of the travel plan;
- (BBB) condition 2 being amended to require consideration to be given to permeable surfaces for the parking areas and the use of different colours on the external walls.

It was Agreed that applications APP/14/008445 and 14/02215/FUL be granted permission subject to:

(A) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, incorporating the terms set out in paragraph 8.2 of the report, such agreement to be to the satisfaction of the Head of legal Services (Winchester City Council) and the Service Manager – Legal and Democratic Services (Havant Borough Council);

(B) the following conditions (as amended by (C) and (D) below) and any other conditions as considered appropriate:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Before development commences, samples of all the external materials to be used on that building shall be submitted to and approved in writing by the local planning authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the development is of a high quality on this prominent corner site.

3 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junction with facades and head and sill details
- Window central panels and side panels.
- Oriel windows including undersides, cheeks and roofs
- Doors and shutters together with framing and their reveals and junctions with the elevations

Prior to installation 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Parapet cappings

- Balconies, balcony screens, balcony supports, metal framing and balustrades and railings/boundary treatment around terraces and flat roofs.
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of the ceilings to overhangs, under-crofts and balconies
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;

- Details of the colour, position and appearance of any meter boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before the building is occupied.

Reason: To ensure that the external appearance of the development is of a high quality on this prominent site.

- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority.

- (a) The areas to be used for contractors' vehicle parking and materials storage during construction of the development;

Reason: To secure orderly development

- 5 The building shall be used only for extra care accommodation and for no other purpose whatsoever including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In order to control the use in view of the special circumstances relating to its operation.

- 6 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property.

- 7 The development shall not be brought into use until the implementation of all works forming part of the approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers of the accommodation.

- 8 Notwithstanding the submission of the Phase II Ground Investigation Report by Soils Ltd, ref 14512/GIR, prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) An addendum to the report which presents the results of the ongoing gas monitoring;
- b) If necessary, a remedial strategy detailing the measures to be undertaken to avoid risk from ground gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

- 9 If necessary, subject to the submissions made under condition 8, prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 8 shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions 8 has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

- 10 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

- 11 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.

Reason: To ensure the development meets an appropriate level of sustainability measures.

- 12 The development hereby permitted shall not be occupied until all approved hard and soft landscape works have been completed in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice, unless otherwise in accordance with a timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 13 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety.

- 14 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in

accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety. and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 A condition to require the development is carried out in accordance with the approved plans

Reason: To ensure provision of a satisfactory development.

- (C) An additional condition requiring the development to be carried out in accordance with the submitted travel plan;
- (D) Condition 02 (above) being amended to include a note advising that consideration should be given to providing permeable surfaces in the car parking areas and the use of different colours on the external walls

The meeting commenced at 10.30 am and concluded at 3.05 pm