

PLANNING COMMITTEE

Monday 18 February 2008

Present:-

Councillor Lyons (Chair)
Councillors Choules, P Brock, Fullam, Mrs Henson, Mitchell, Moore, Newby, Robson, Shepherd, Shiel and Wadham

Also Present

Head of Planning Services, Head of Legal Services, Major Projects Officer, Planning Technician (MC), Planning Technician (ID) and Member Services Officer (SJS)

184

DECLARATIONS OF INTEREST

Members declared the following personal (*prejudicial) interests:-

COUNCILLOR	MINUTE
Councillor Mrs Henson	186 (knows the applicant)
Councillor Mitchell	188 (lives in the vicinity of Polsloe Brickworks) 191*(lives opposite Beacon Avenue)

185

PLANNING APPLICATION NO.07/1400/03 - CARNEGIE HOUSE, WESTERN WAY, EXETER, EX1 2DB

The Head of Planning Services presented the application for planning permission for a detached building to provide a hotel comprising of 170 rooms, conference facilities, restaurant/bar, ancillary offices, alterations to vehicular access to provide lay-by on Western Way and delivery area off Russell Street, parking and associated works.

The proposal would be over 7 storeys with a basement level accommodating conference rooms. A recent Hotel study had identified a need for additional accommodation within the city. There was no parking proposed as it was in a city centre location close to parking and public transport links. A lay-by was proposed in the front of the building as a drop-off point and there would be 34 cycle spaces. The materials to be used were render and brick and it was proposed that the windows would be of a high impact paired design and they would be alternately projecting.

The Area Working Party had raised the question of sustainable energy generation. The applicant had responded that items such as solar panels/wind turbines and wood chip boilers would be considered at the detailed design stage of the building. The applicant had also made a statement in regard to their operational environmental policy in which they recognised the environmental responsibilities that they carried on behalf of their guests, employees and the community.

The Head of Planning Services stated that the recommendation was for approval subject to a Section 106 agreement, the conditions in the circulated report and additional conditions regarding an Energy Assessment and contaminated land.

Members welcomed this proposal and felt that it was in an ideal city centre location and would improve the immediate vicinity of the surrounding area.

RESOLVED that planning permission for a detached building to provide hotel (Class C1) comprising 170 rooms, conference facilities, restaurant/bar, ancillary offices, alterations to vehicular access to provide lay-by on Western Way and delivery area off Russell Street, parking and associated works be approved subject to the completion of a Section 106 agreement in respect of access arrangements, accommodation works (including relocation of the signal controlled crossing) and landscaping works on the Western Way frontage, together with arrangements for future maintenance of the works, payment by the developer of the cost of any new or revised traffic orders and a contribution towards public art and the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) C12 - Drainage Details
- 5) Prior to the development being occupied, or at such other time as may be agreed by the Local Planning Authority in writing, a sustainable drainage solution such as a soakaway, designed and constructed in accordance with Building Research Establishment Digest 365; or a Sustainable Urban Drainage System, in accordance with Construction Industry Research and Information Association Document 522 for surface water disposal shall be installed and the system shall be maintained effective at all times thereafter. Clean surface and roof water shall be kept separate from the foul drainage system. Unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to reduce surface water runoff in a catchment area where flooding occurs.
- 6) C35 - Landscape Scheme
- 7) C57 - Archaeological Recording
- 8) The development hereby approved shall not commence until details of the proposed finished floor levels and overall ridge heights of the building in relation to an agreed fixed point or O.S datum have been submitted to, and been approved in writing by, the Local Planning Authority.
Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.
- 9) No development shall take place until a Wildlife Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: In the interests of protecting and improving existing, and creating new wildlife habitats in the area.

- 10) No part of the development hereby approved shall be brought into its intended use until the visibility splays, on-site parking, turning, loading and unloading facilities and associated landscaping have been provided in accordance with the requirements of this permission. Thereafter the said facilities shall be permanently retained for those purposes at all times unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of public safety and to ensure that adequate facilities are available for the traffic attracted to the site.
- 11) In accordance with details that shall previously have been submitted to and approved by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains onto any County Highway.
Reason: In the interests of public safety and to prevent damage to the highway.
- 12) No part of the development hereby approved shall be commenced until adequate areas have been made available within the site to accommodate operatives' vehicles, construction plant and materials during the construction period in accordance with a detailed Construction Management Plan that shall previously have been submitted to, agreed and approved in writing by the Local Authority.
Reason: In the interests of public safety and to avoid obstruction of and damage to the adjoining highway.
- 13) Prior to the commencement of the development hereby approved a scheme of phasing for the implementation of the development shall be submitted to, and be approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is implemented in a logical and appropriate manner in the interests of the amenity of the area
- 14) Prior to the commencement of the development hereby approved details of all plant and machinery associated with the building and its use shall be submitted to, and be approved in writing by the Local Planning Authority. The submitted information shall include details of the siting, appearance and noise levels associated with the equipment.
Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.
- 15) Notwithstanding condition no 2, no work shall commence on site under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
a) details of refuse storage facilities
Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.
- 16) Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of residential amenity.
- 17) No development shall begin until an Energy Assessment of the proposal, and a scheme for generating a proportion of the predicted energy requirement of

the development from on-site renewable sources, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the hotel is brought into use and shall thereafter be maintained so that it provides the required level of generation.

Reason: In the interests of sustainable development.

- 18) No development shall take place on site until a full survey of the site has taken place to determine the extent of contamination of the land and the results together with any remedial works necessary have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found, and how it has been dealt with, together with confirmation that the site is in such a condition as to be suitable for the proposed use.

Reason: In the interests of the amenity of the occupants of the building(s) hereby approved.

In the event that the Section 106 agreement is not completed within 6 months of the date of this committee meeting, authority be delegated to the Head of Planning Services to Refuse permission for the reason that in the absence of a Section 106 agreement, inadequate provision is made for access arrangements, accommodation works and landscaping works on the Western Way frontage, their future maintenance, payment by the developer of the cost of any new or revised traffic orders and public art.

(Report circulated)

186

**PLANNING APPLICATION NO.07/2399/01 - LAND ADJOINING
PETERHAYES, PARK LANE, EXETER, EX4**

Councillor Mrs Henson declared a personal interest as she knows the applicant.

The Major Projects Officer presented the application for planning permission for redevelopment to provide 5 detached dwellings.

A previous application on this site for 10 dwellings had been refused for reasons of its impact on the trees on the site and effect on the landscape setting. The site was on the boundary with East Devon.

This proposal sought to address the previous reasons for refusal and only 3 trees which were in poor health were proposed to be removed. This was an outline application for the layout and landscaping only. Matters of scale, appearance and access were reserved. Indicative plans to demonstrate that access was feasible were provided.

The recommendation was for approval subject to conditions as per the circulated report.

Mr R Upton (agent) spoke in support of the application. He raised the following points:-

- a previous application had been refused because of its impact on the trees and the landscaping setting; this scheme had been amended to address those reasons for refusal

- all requests for changes by the landscape officer and planning officers had been adhered to
- the three trees to be removed were of poor quality
- 450 metres of Devon bank would be planted around the site and 100 metres would be planted at the front of the site
- seven trees would be planted at the front of the site and one tree would be planted in each plot
- the application had received eight letters of support
- the site was within the settlement limits of the city
- the Northern Area Working Party supported the application
- asked the Committee to support the officer's recommendation.

In answer to Members' questions, the Major Projects Officer confirmed that there would be an element of cutting in on the site to lower some of the proposed dwellings and that a condition could be added regarding the materials to be used on the driveways.

RESOLVED that planning permission for a redevelopment to provide five detached dwellings, parking and access to highway (scale, appearance and access reserved for future consideration) be approved subject to the following conditions:

- 1) Approval of the details of the access, scale, and appearance of the buildings, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2) C07 - Time Limit - Outline
- 3) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 30 January 2008 (dwg. nos. 27178.P1.L and P2.G), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 4) C17 - Submission of Materials
- 5) C37 - Replacement Planting
- 6) C39 - Boundary Treatment
- 7) As appropriate, the proposed estate roads, footpaths, cycle routes, junctions, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals.

- 8) No development shall take place on site until a full survey of the site has taken place to determine the extent of contamination of the land and the results together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that the site is in such a condition as to be suitable for the proposed use.
Reason: In the interests of the amenity of the occupants of the building(s) hereby approved.
- 9) No development shall take place until a wildlife plan has been submitted to and approved by the Local Planning Authority. The wildlife plan shall indicate:
- a) how the existing wildlife will be protected, in accordance with all relevant legislation, and
 - b) how the site will be enhanced to achieve a significant increase in wildlife value - in terms of both the range of species and the amount of wildlife.
- Reason:** In the interests of nature conservation.
- 10) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995 (and any Order revoking and re-enacting that Order with or without modification), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:
- Part 1, Class A (extensions and alterations)
 - Part 1, Classes B and C (roof addition or alteration)
 - Part 1, Class E (swimming pools and buildings incidental to the enjoyment of the dwelling house)
 - Part 1, Class F (hardsurfaces)
- Reason:** In order to protect residential and visual amenity and to prevent overdevelopment.
- 11) Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of residential amenity.
- 12) Details of refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual and residential amenity.
- 13) The occupation of any dwelling shall not take place until the off-street car parking and any other vehicular access resources required for the dwellings by this consent have been completed and are available for use.
Reason: To ensure that adequate access and parking facilities are available for the traffic attracted to the site.

- 14) No part of the development hereby approved shall be commenced until adequate areas shall be made available within the site to accommodate offices, vehicles, construction plant and materials during the construction period in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority.
Reason: In the interest of public safety and to avoid obstruction of and damage to the highway.
- 15) Development shall not begin until a full survey of the site has taken place to determine the extent that the residential dwellings could be affected by noise from vehicular traffic, and the results, together with a scheme for protecting the proposed dwellings from noise from vehicular traffic, have been submitted to and agreed in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied.
Reason: In the interests of residential amenity.
- 16) No development shall take place until details of the routes of underground services to the development have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of protecting the trees within the site.
- 17) All hard surfaces (including roads, driveways footpaths and car parking) shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins.
Reason: In the interests of sustainable drainage.

(Report circulated)

187 **PLANNING APPLICATION NO.07/2502/03 & 07/2501/14 - EXETER TRUST HOUSE, BLACKBOY ROAD, EXETER, EX4**

The Head of Planning Services presented the application for planning permission for redevelopment to provide student accommodation, bin/cycle storage, ancillary offices, parking, altered access to highway and associated works; and the application for conservation area consent for demolition of buildings.

The building would accommodate 123 units comprising of 24 cluster flats and 11 studio flats, there would be a common room, laundry room and 24 hour management on site. This was a car free development with two parking spaces, one for the disabled and one for the on-site Manager; there would be 1 to 1 cycle storage. There was one sole front entrance proposed. The applicants would require the students to enter into a tenancy agreement which would not allow them to bring a car.

The height and massing of the proposal was similar to that of a previous approval on the site for 27 flats and reflected the existing building, a new lay-by was proposed at the front of the site which would be used for the delivery of the construction materials, a drop-off point for students and a bus stop. The students would be given a timetable for arrival at the start of each term to avoid congestion.

The Head of Planning Services informed Members that the views of the Head of Environmental Services were still awaited and any condition regarding noise that he required should be delegated to the Head of Planning Services.

Further to a request from the Members of the Area Working Party regarding sustainable energy generation issues, the applicant had responded pointing out that the modular form of construction reduced overall energy consumption in the construction process significantly and the ongoing energy needs of the building and that the lightweight nature of the construction reduced foundation requirements. With regards sustainable energy generation, the applicant had indicated a willingness to consider solar energy use through the detailed design stage. The Head of Planning Services confirmed that a further condition was recommended to cover this issue.

A revised section drawing had been received which indicated that the existing boundary fence between the site and the adjacent property, coupled with the intervening garage and proposed treatment of the amenity area, would ensure that there was no significant adverse amenity impact upon the neighbouring residential properties.

The Head of Planning Services stated that the recommendation was for approval subject to a Section 106 Agreement, the conditions as per the circulated report; additional conditions regarding means of control over the use of the pedestrian access from both Salem Place and Silver Lane; requirement for an Energy Assessment and means of enclosure of the communal space; and subject to the views of the Head of Environmental Services, a noise condition should it be required be delegated to the Head of Planning Services.

The recommendation for the conservation area consent was for approval subject to the conditions as per the circulated report and an additional condition to restrict the times of demolition and to control dust.

Councillor Branston, having given notice under Standing Order No. 44, spoke on this item. He raised the following points:-

- the proposal was very similar to the previous application on the site which had been refused for reasons of its siting, size, massing, height and design which constituted overdevelopment
- would have an adverse impact on the street scene
- the proposal had an unsatisfactory relationship with other buildings in the area
- living options had expressed concerns regard the inadequate doors to the toilet facilities for the disabled on level 1.5
- the height dwarfed the Georgian buildings to the rear
- the management agreement was worthless and would not prevent anti-social behaviour
- there was an on going problem of blue water in the nearby Belmont House, but the Contaminated Land Risk Assessment stated that ‘No risk to controlled waters is expected.’ This development would make the problem worse
- this proposal was overdevelopment and inappropriate for a conservation area
- asked the Committee to refuse the application.

The Head of Planning Services confirmed that the doors on level 1.5 would be widened in accordance with the Disability Discrimination Act regulations.

Mr S Trafford (applicant) spoke in support of the application. He raised the following points:-

- Unite had been in operation since 1999 providing purpose built managed student accommodation
- managed over 40,000 beds in 30 university cities through the country
- already had a successful operation in Exeter since 2002 providing student accommodation at Northernhay House
- this was a central location
- there would be on site management
- the students would be required to enter into a tenancy agreement that would not allow them to bring a car
- the building would be sustainably constructed which would reduce the construction period
- were investigating the use of solar power
- this development would provide much need student accommodation thus freeing up properties for use by families in the city.

In answer to a Member's question, Mr Trafford confirmed that it was anticipated that this proposal could potentially free up 30 to 40 properties for family use that would otherwise be occupied by students. He confirmed that the modular process reduced the waste that was generated during construction.

Members welcomed this purpose built student accommodation as this would in turn free up houses for occupation by local families, although they raised concerns regarding the occupation of the building in the vacations and what would happen if student numbers did not meet those anticipated.

The Head of Planning Services stated that he would endeavour to secure a clause in the Section 106 agreement limiting use of the accommodation during the vacation and, should the accommodation not be let to students the building could be adapted to provide residential accommodation.

RESOLVED that planning permission for a redevelopment to provide 123 units of student accommodation (6 storeys maximum), bin/cycle storage, ancillary offices, parking, altered access to highway and associated works be approved, subject to completion of a Section 106 Agreement in relation to management of the accommodation, highway matters (including phasing of works), a contribution of £15,400 towards the provision/improvement of adult leisure provision off site and a contribution to any new or revised traffic orders, the Head of Planning Services to endeavour to secure a Section 106 agreement regarding vacation lets, with any noise condition required by the Head of Environmental Health Services delegated to the Head of Planning Services and subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C12 - Drainage Details
- 4) C17 - Submission of Materials
- 5) C35 - Landscape Scheme
- 6) C70 - Contaminated Land

- 7) No part of the development hereby approved shall be brought into its intended use until the visibility splays, on-site parking, turning, loading and unloading facilities and any means of access have been provided in accordance with the requirements of this permission. Thereafter the said facilities shall be retained for those purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 8) The development shall not commence until the applicant or successor in title has given the Local Planning Authority two weeks notice of the commencement of site works and such notice has expired. Access shall be given at all reasonable times to the Local Planning Authority's Archaeology Officer or nominated representative to inspect the works before new foundations or services are laid, unless the Local Planning Authority dispenses with this requirement in writing. Where the Local Planning Authority requires further archaeological work to be carried out, the developer shall make arrangements for this work to take place before foundations or services are laid, in accordance with details agreed in writing with the Local Planning Authority.
Reason: To ensure the appropriate opportunity is afforded for identification, recording and publication of archaeological and historic remains affected by the development.
- 9) The development hereby approved shall not commence until details of the proposed finished floor levels and overall ridge heights of the building in relation to an agreed fixed point or O.S datum have been submitted to, and been approved in writing by, the Local Planning Authority.
Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.
- 10) No development shall take place until a Wildlife Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: In the interests of protecting and improving existing, and creating new wildlife habitats in the area.
- 11) No part of the development hereby approved shall be commenced until adequate areas have been made available within the site to accommodate operatives' vehicles, construction plant and materials during the construction period in accordance with a detailed Construction Management Plan that shall previously have been submitted to, agreed and approved in writing by the Local Authority.
Reason: In the interests of public safety and to avoid obstruction of and damage to the adjoining highway.
- 12) Prior to the commencement of the development hereby approved a scheme of phasing for the implementation of the development shall be submitted to, and be approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is implemented in a logical and appropriate manner in the interests of the amenity of the area

- 13) Prior to the commencement of the development hereby approved details of all plant and machinery associated with the building and its use shall be submitted to, and be approved in writing by the Local Planning Authority. The submitted information shall include details of the siting, appearance and noise levels associated with the equipment.
Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.
- 14) Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of residential amenity.
- 15) Prior to commencement of the development details of the means of control over the use of the pedestrian accesses to the site from both Salem Place and Silver Lane shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the main access to the building is via the controlled and permanently staffed access from Blackboy Road in the interests of the residential amenity of the occupants of adjoining residential properties.
- 16) No development shall begin until an Energy Assessment of the proposal, and a scheme for generating a proportion of the predicted energy requirement of the development from on-site renewable sources, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the accommodation is brought into use and shall thereafter be maintained so that it provides the required level of generation.
Reason: In the interests of sustainable development
- 17) Prior to the commencement of the development specific details of the means of enclosure surrounding the communal space shall be submitted to, and be approved in writing by the Local Planning Authority. Thereafter the agreed means of enclosure shall be permanently retained in situ unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the residential amenities of the occupants of adjacent properties.
- 18) Prior to the commencement of the development hereby approved details of the design and scale of the proposed railings to be used as means of enclosure around the site shall be submitted to, and be approved in writing by, the Local Planning Authority.
Reason: In the interests of the visual amenities of this part of the Conservation Area.

In the event that the legal agreement is not concluded within 6 months of the date of the Committee resolution delegated authority be granted to the Head of Planning Services to Refuse permission for the reason that in the absence of a Section 106 agreement, inadequate provision is made for management of the accommodation, a contribution to off-site adult leisure provision, highway works, and payment by the developer of the cost of any new or revised traffic orders.

RESOLVED that conservation area consent for demolition of buildings be approved subject to the following conditions:

- 1) C08 - Time Limit - L.B. and Conservation Area.
- 2) The demolition hereby approved shall not be carried out until a building contract has been entered into for the erection of the replacement building permitted by planning permission no. 07/2502/03 and satisfactory evidence to that effect has been produced to the Local Planning Authority.
Reason: In the interests of the appearance of the Conservation Area.
- 3) Demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays. Prior to any works of demolition commencing details of the means to minimize dust dispersal generated by the demolition works shall be submitted to, and be approved in writing by, the Local Planning Authority.
Reason: In the interests of residential amenity.

(Report circulated)

188

SECTION 106 AGREEMENTS

Councillor Mitchell declared a personal interest in respect of Polsloe Brickworks as he lives in the vicinity.

The Head of Planning Services presented the report updating Members on the progress of implementing Section 106 Agreements and on the expenditure of financial contributions received.

The monies received in relation to Section 106 obligations since January 2007 had been £1,512,719. During 2007, Devon County Council received £973,141 for improvements to transport facilities. £268,188 was received as a result of the Kings Heath development at Digby with a further £180,000 collected in relation to the Met Office scheme.

A total of £888,576 had been spent over the past twelve months. A £47,874 highway contribution from the industrial and business unit development at Yeoford Way in Matford Park had been spent on improving pedestrian and cycleway facilities in Bad Homburg Way. £248,002 had been spent on improvements to community, leisure and open space facilities. £119,398 of this was at Kinnerton Way, Exwick. A further £67,039 had been committed to projects in the vicinity.

With regard to the open space at Polsloe Brickworks, no real progress was being made by Persimmon. The matter had been passed to one of the Council's litigation solicitors with a view to taking legal action.

Members noted the report.

(Report circulated)

189 **PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND
WITHDRAWN APPLICATIONS**

The report of the Head of Planning Services was submitted.

RESOLVED that the report be noted.

(Report circulated)

190 **ENFORCEMENT PROGRESS REPORT**

The Head of Planning Services presented the report updating Members on enforcement matters.

He confirmed that an internal inspection of 144 Fore Street would take place on 19 February 2008.

RESOLVED that the report be noted.

(Report circulated)

191 **APPEALS REPORT**

Councillor Mitchell declared a personal and prejudicial interest in respect of the Beacon Avenue site as he lives opposite the site.

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

(Report circulated)

192 **SITE INSPECTION PARTY**

RESOLVED that the next Site Inspection Party will be held on Tuesday 4 March 2008 at 10.00 a.m. The Councillors attending will be Mitchell, Newby and Shiel.

(The meeting commenced at 5.30 pm and closed at 7.00 pm)

Chair