Planning Committee

Minutes of the meeting held on Tuesday 28 March 2017 in the Town Hall, Royal Leamington Spa at 6.00 pm.

Present: Councillor Cooke (Chairman); Councillors Boad, Mrs Bunker, Day, Edgington, Mrs Falp, Mrs Hill, Morris, Naimo, Mrs Stevens and Weed.

Also Present: Committee Services Officer – Miss Cox; Legal Advisor – Mr Howarth; Head of Development Services – Mrs Darke; and Senior Planning Officer – Mr Charles.

153. **Apologies and Substitutes**

(a) There were no apologies; and

(b) Councillor Edgington substituted for Councillor Ashford, and Councillor Mrs Falp substituted for Councillor Heath.

154. **Declarations of Interest**

Minute Number 157 – W/16/2208 – Land between Myton Road and Europa Way, Warwick

Councillor Edgington declared an interest because he was a member of Warwick Town Council's Planning Committee. He left the room while this item was discussed.

Minute Number 160 – W/16/2260 – Comptons Garage, Rugby Road, Cubbington

Councillor Mrs Stevens declared an interest because the application site was in her Ward and two of the objectors were known to her as members of Cubbington Parish Council.

Minute Number 161 – W/17/0288 – Former printworks, Theatre Street/ Bowling Green Street, Warwick

Councillor Edgington declared an interest because he was a member of Warwick Town Council's Planning Committee. He left the room while this item was discussed.

Councillor Morris declared an interest because the application site was in his Ward.

155. **Site Visits**

To assist with decision making, Councillors Cooke, Morris, Mrs Stevens and Weed had visited the following application sites on Saturday 25 March 2017:

W/16/2046 – Llandrecies, Church Road, Old Milverton
W/17/0185 – Fuelwood Ltd, Claywood, Clattyland Lane, Beausale

Councillors Boad and Mrs Falp made site visits independently; Councillor Boad visited Llandrecies, Old Milverton and Councillor Mrs Falp visited both of the above sites.

156. **Minutes**

The minutes of the meeting held on 28 February 2017 were taken as read and signed by the Chairman as a correct record.

157. **W/16/2208 – Land between Myton Road and Europa Way, Warwick**

The Committee considered an application from Catesby Property Group for the approval of reserved matters under outline planning permission W/15/0981 in respect of infrastructure phases I1-I4 (grey and green infrastructure works). Outline planning permission W/15/0981 was for a residential development of up to 735 dwellings.

The application was presented to Committee because of the number of objections received, including one from Warwick Town Council.

The officer was of the opinion that the proposals would have an acceptable impact on the living conditions of nearby dwellings and on the character and appearance of the area. The open space provision was considered to be appropriate and the proposals would have an acceptable impact on trees and hedgerows. The proposals were also considered to be acceptable in terms of highway safety, ecological impact and drainage and flood risk. Therefore, it was recommended that the application was approved.

An addendum circulated at the meeting advised that an additional objection had been received regarding the electricity pylon/termination tower.

The following people addressed the Committee:

- Mr Copson, Mr Guest and Mr Patel, in objection to the proposal; and
- Mr Stevenson, in support of the proposal.

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Morris and seconded by Councillor Boad that the application should be granted, subject to a note to the applicant regarding the positioning of the termination tower, and either a note or condition regarding the protection of Myton Pool. The decision as to whether to impose a condition or attach a note regarding Myton Pool and the final wording of the same would be delegated to officers in consultation with the Chairman.

The Committee therefore

Resolved that W/16/2208 be **granted**, subject to:

(1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 405H, 415C, 500C, 501A, 502A, 38383-Lea25A, 38383-Lea27A, 38383-

Lea34C, 38383-Lea35C, 38383-Lea36C, 38383-Lea37C, 38383-Lea38C, 38383-Lea39C & 38383-Lea40A, and specification contained therein, submitted on 5 December 2016, 21 December 2016, 15 February 2017 & 10 March 2017. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

(2) either a note or condition regarding the protection of Myton Pool, the final wording of which will be determined by officers in consultation with the Chairman of Planning Committee; and

(3) a note to the applicant regarding the positioning of the termination tower.

158. **W/17/0264 – 46 Warwick Street, Royal Leamington Spa**

The Committee considered an application from Mr Lasebikan for a change of use from Retail (Class A1) to Gym (Class D2).

The application was presented to Committee at the request of Councillor Mrs Knight.

The officer was of the opinion that the principle of development did not comply with Policy TCP5 because it proposed the loss of an A1 use within a Secondary Retail Area of Royal Leamington Spa town centre, and insufficient justification had been provided to override the in-principle objection to the development. The proposal would thereby result in material harm to the vitality and viability of the town centre.

An addendum circulated at the meeting advised that following the receipt of an updated plan indicating parking, Warwickshire County Council Highways had no objection to the proposal.

The following people addressed the Committee:

- Councillor Miss Grainger, representing Royal Leamington Spa Town Council, in support of the application;
- Mr Delaney and Mr Pywell, in support of the application; and
- Councillor Mrs Knight, Ward Councillor, in support of the application.

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Mrs Bunker and seconded by Councillor Mrs Falp that the application should be granted, contrary to the recommendation in the report.

The Committee therefore

Resolved that W/16/0264 be **granted** because it constitutes a viable use in the town centre and the property has been actively marketed over a substantial period of time.

159. **W/16/2046 – Llandrecies, Church Road, Old Milverton**

The Committee considered an application from Mr Hirst and Miss O'Brien for the erection of a replacement dwelling.

The application was presented to Committee at the request of Councillor Miss Grainger.

The development had been assessed against the Green Belt Policy contained within the National Planning Policy Framework (NPPF), and the officer was of the opinion that it represented inappropriate development which was harmful by definition and by reason of harm to openness. No very special circumstances had been submitted for this development that would outweigh the harm identified.

An addendum circulated at the meeting advised that following receipt of an updated plan indicating parking, WCC Highways had no objection to the proposal.

The Senior Planning Officer advised the Committee that following the publication of the addendum, email correspondence had been received from residents of a neighbouring property in support of the application.

The following people addressed the Committee:

- Ms O'Brien, applicant; and
- Councillor Miss Grainger, Ward Councillor, in support of the proposal.

Following consideration of the report, presentation, information in the addendum and the representations made at the meeting, it was proposed by Councillor Boad and seconded by Councillor Edgington that the application should be refused, in accordance with the officer's recommendation.

The Committee therefore

Resolved that W/16/2046 be **refused** for the following **Reason:**

(1) the application property is within the Green Belt, wherein the Local Planning Authority is concerned to ensure that the rural character and openness of the area will be retained and protected in accordance with national policy guidance contained in the NPPF.

Paragraph 89 of the NPPF states that replacement buildings in the Green Belt may be appropriate provided that they are in the same use and not materially larger than the

one it replaces.

In the opinion of the Local Planning Authority, the proposed 67% increase in floor space compared to the existing dwelling would result in a building that is materially larger than the existing residential property thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.

The proposal is considered to be harmful by definition and by reason of harm to openness and is contrary to the aforementioned policies. No very special circumstances have been presented which are considered to outweigh the harm identified.

160. **W/16/2260 – Comptons Garage, Rugby Road, Cubbington**

The Committee considered a retrospective application from Simon Smith Retail Limited for the display of signage for a petrol filling station, including sales building advertisements for 'Subway and Spar'.

The application was presented to Committee because an objection had been received from Cubbington Parish Council.

The officer was of the opinion that the proposed works were acceptable in terms of the impact on the local street scene in this location. The various signs on the forecourt and the shop building were considered to be acceptable and would not result in any significant detrimental impact on the visual amenity of the local area, or the amenity of adjacent properties, subject to conditions on the hours of illumination. The proposed signage was not, therefore, detrimental to highway safety.

The following people addressed the Committee:

- Mr Delow, representing Cubbington Parish Council, in objection to the proposal; and
- Mr Bailey and Mrs Marrow, in objection to the proposal.

Following consideration of the report, presentation and the representations made at the meeting, it was proposed by Councillor Boad and seconded by Councillor Mrs Bunker that the application should be granted, subject to a note to the applicant regarding removal of the proliferation of freestanding signs on the site.

The Committee therefore

Resolved that Advertisement Consent W/16/2260 be **granted**, with a note to the applicant regarding the removal of the proliferation of freestanding signs on the forecourt of the site, the five standard advertisement consent conditions and the following conditions:

(1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 6329-SLP, 6572/SITEADV, 6572/SIGNS and Compton-Design Document, and specification contained therein, submitted on 12 December 2016. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

(2) the signs hereby permitted shall be illuminated only during the trading hours of the petrol filling station and shall not be illuminated at any other time. **Reason:** In the interest of visual amenity in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

(3) the signs hereby permitted shall be installed in such a way that glare shall not be created upon the public highway by the lighting sources for the signs. The signs should not obstruct visibility splays and should not be located within the highway extent. **Reason:** In the interest of highway safety.

The meeting was adjourned at 8.02pm and resumed at 8.15pm.

161. **W/17/0288 – Former printworks, Theatre Street/Bowling Green Street, Warwick**

The Committee considered an application from Waterloo Housing Group for the variation of conditions 4, 5, 8 and 10 of planning permission W/16/0496 to include the words "excluding any works of demolition" after "development". The applicant was also seeking to vary condition 7 to apply a phased strategy and to allow for demolition works, and condition 11 to read "excluding any works of demolition", instead of "including any works of demolition".

The application was presented to Committee because the applicant had expressed the urgency with which a decision regarding the proposal needed to be made; unless a decision was made at the March Planning Committee, the funding for the project would be lost rendering it unviable.

The officer was of the opinion that, subject to further comments from Environmental Health, the proposed variation of conditions 4, 5, 7, 8, 10 and 11 to allow for demolition works to be carried out on site prior to the submission of the details associated with these conditions, would not be harmful to the wider area, neighbouring uses, or items of archaeological importance. All of the details associated with these conditions could be submitted after the demolition works had been completed and prior to

commencement of the construction works. Therefore, the application should be approved.

An addendum circulated at the meeting advised that Warwick Town Council had no objection to the proposal. In addition, the Environmental Sustainability Section of Environmental Health had no objection following confirmation that the variation of conditions 5 and 11 would only allow for soft stripping (the removal of doors and window frames) and enabling works, to allow for the safe removal of asbestos prior to the submission of a contamination method statement, demolition plan and construction management plan. Conditions 5 and 11 had been amended accordingly.

Following consideration of the report, presentation and the information contained in the addendum, it was proposed by Councillor Boad and seconded by Councillor Mrs Bunker that the application should be granted in accordance with the officer's recommendation.

The Committee therefore

Resolved that W/17/0288 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin not later than three years from 25 May 2016 (the date of the original permission). **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing numbers 050; 051; 052, 053 Rev B, 054 Rev A and 100 and specification contained therein, submitted on 17 March 2016 and 19 May 2016. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

(3) samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011;

(4) no development, excluding any works of demolition, shall be carried out on the site which is the subject of this permission, until

large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **Reason:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;

(5) the development, (other than soft stripping and enabling works to ensure the safe removal of asbestos), hereby permitted shall only be undertaken in strict accordance with a scheme of site investigation of the nature and extent of contamination within the application site that has been undertaken in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall not be occupied until remediation measures have been carried out in full accordance with such approved details and a soil validation report has been submitted to and approved in writing by the local planning authority. **Reason:** To safeguard health, safety and the environment in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011;

(7) no development excluding any works of demolition down to the existing current ground levels only shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the LPA and:

b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition

detailed within the approved WSI has been undertaken and a report detailing the results shall be submitted to the planning authority and:

c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the LPA. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document. **Reason:** To ensure that any archaeological remains are recorded in accordance with Policy DP4 in the Warwick District Local Plan 1996-2011;

(8) the development, excluding any works of demolition, hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. **Reason:** To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution;

(9) prior to the first occupation of the development hereby permitted, the building shall be insulated in strict accordance with a scheme of works which have been submitted to and approved in writing by the local planning authority and thereafter such works shall not be removed or altered in any way. **Reason:** To ensure that the level of external noise is confined to levels which would not cause unacceptable disturbance to the detriment of the amenities of the occupiers of the apartments, in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011;

(10) the development, excluding any works of

demolition, hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of any proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011;

(11) the development (other than soft stripping and enabling works to ensure the safe removal of asbestos) shall proceed only in strict accordance with a demolition method statement and construction method statement which has been submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. The approved statements shall be strictly adhered to throughout the demolition and construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the

erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of noise, vibration, dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. **Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011;

(12) none of the apartments hereby permitted shall be occupied unless and until the car parking provision has been constructed and laid out, and made available for use by the occupants and thereafter those spaces shall be retained for parking purposes. **Reason:** To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the local planning authority's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies DP1 & DP8 of the Warwick District Local Plan 1996-2011;

(13) the development hereby permitted shall not be occupied unless appropriate off street car parking facilities have been provided. These parking facilities shall be kept free for the parking of vehicles for the duration of the occupation of the development hereby permitted. **Reason:** To ensure that there is adequate parking is available, in accordance with Policy DP8 in the Warwick District Local Plan 1996-2011;

(14) the development shall not be occupied until all parts of the existing accesses within the public highway not included in the permitted means of access have been closed and the kerb and footway have been reinstated in accordance with the standard specification of the Highway Authority. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(15) the gradient of the access for vehicles to the site shall not be steeper than 1 in 15 at any point as measured from the near edge of the public highway carriageway. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(16) the access to the site for vehicles shall not be used in connection with the development until they have been surfaced with a suitable bound material for a distance of at least 15 metres as measured from the near edge of the public highway carriageway. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(17) the access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(18) no gates/barriers/doors shall be erected at the entrance to the site for vehicles/heavy goods vehicles. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(19) the Applicant/Developer shall install suitable measures to ensure that mud and debris will not be deposited on the highway as result of construction traffic leaving the site. **Reason:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(20) the development hereby permitted shall not be first occupied unless and until the renewable energy/fabric first scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick

District Local Plan 1996-2011;

(21) the development hereby permitted shall include the provision of additional pedestrian footways to be located within the area hatched black within the site as identified on the plan number 050 attached to this decision in accordance with a scheme which has been submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. **Reason:** In the interests of pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996 – 2011; and

(22) the hereby approved affordable housing shall be provided in accordance with the approved scheme and shall be retained as such at all times thereafter and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. **Reason:** Since planning permission has only been granted for residential development on this employment site on the grounds that the development is for 100% affordable housing, in accordance with Policies SC1, SC2 & SC11 of the Warwick District Local Plan 1996-2011.

162. **W/17/0291 – 11 Lee Road, Royal Leamington Spa**

The Committee considered an application from Mr Majhu for a change of use from a single dwelling house (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4).

The application was presented to Committee because of the number of objections that had been received.

The officer was of the opinion that the addition of a HMO within this area would not lead to an unacceptable concentration of HMOs and, therefore, was considered acceptable in accordance with Policy H6 of the Draft Local Plan.

Following consideration of the report and presentation, it was proposed by Councillor Morris and seconded by Councillor Boad that the application should be granted in accordance with the officer's recommendation.

The Committee therefore

Resolved that W/17/0291 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin

not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended); and

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 17397 - 01 Rev A and specification contained therein, submitted on 17 February 2017. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

163. **W/17/0185 – Fuelwood Ltd, Claywood, Clattyland Lane, Beausale**

An application was received from Fuelwood Ltd for the erection of storage and a workshop building.

Following the receipt of additional supporting information, officers were satisfied that the applicant had demonstrated Very Special Circumstances that supported the application.

Therefore, the application was withdrawn prior to the meeting and would be granted under delegated powers.

164. **Urgent Item - W/14/1340 – Land at Common Lane, Kenilworth**

The Committee considered an application from Bloor Homes Ltd and Bluemark Projects Ltd for the variation of a Section 106 agreement relating to planning permission W/14/1340.

The Chairman had agreed to consider this as an urgent item because the scheme was reliant on grant funding which was due to expire at the end of March 2017.

Outline planning permission had been granted by Planning Committee in December 2014 for the erection of up to 93 dwellings together with open space, drainage infrastructure and access from Common Lane. The permission was subject to a Section 106 Agreement which imposed a range of obligations on the developer.

In January 2017, the applicant had requested that the level of planning contributions set out in the Section 106 Agreement were reduced from £1,782,735 to £1,159,227 in order to ensure that the scheme remained viable, in light of increases in infrastructure costs that the applicant anticipated. On 31 January 2017, Planning Committee resolved to agree the reduction in contributions. The relevant section of the report regarding viability was included in the report for Members' information.

Members were reminded that the applicant was not seeking to reduce the level of affordable housing from the policy compliant 40% provision,

although the proposed housing mix and tenure had been amended and approved by the Committee in January.

Whilst it had been accepted in principle by the Planning Committee in January 2017 that the overall burden of the Section 106 obligations on this development should be reduced, it was necessary to determine which contributions could be reduced, and by how much.

Officers and the applicant had explored numerous options to resolve the problems identified with this scheme over the last two plus years and had arrived at the conclusion that if the level of contributions required was not reduced, it was highly likely that the plans for the site would not be able to move forward to provide housing.

A table detailing the relevant contributions was included in the report.

Following an update from the Head of Development Services, Members commended officers on the work completed so far.

Following consideration of the report and subsequent discussion, it was proposed by Councillor Day and seconded by Councillor Mrs Falp that the recommendation outlined in the report be approved.

The Committee therefore

Resolved that authority is delegated to the Head of Development Services, in consultation with the Chairman of Planning Committee, to vary the Section 106 agreement relating to application W/14/1340, in accordance with the content of the table included in the report indicating which infrastructure costs may be reduced.

165. **Appeals Report**

Members received a report from officers outlining the existing enforcement matters and appeals currently taking place.

Resolved that the report be noted.

(The meeting ended at 8.44pm)