
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

11 JANUARY 2024

Present:

MEMBERS:

Councillor Stevens (Chairman) Councillors A Williams, C Link C Wyatt-Lowe, Hobson (Vice-Chairman), Maddern, Bristow, Cox, Link, Patterson and Riddick

Councillor also attended

OFFICERS:

- P Stanley (Head of Development Management)
- A Parish (Lead Planning Officer)
- H Edey (Lead Planning Officer)
- A Stapleton (Principal Property Lawyer)
- K Johnston (Corporate & Democratic Support Officer) (Minutes)

The meeting began at 7.00 pm

1 MINUTES

The minutes of the meeting held on 14 December 2023. Were confirmed by the Members present.

Hard-copy minutes were signed by the Chair

2 APOLOGIES FOR ABSENCE

Apologies received from the Councillor Durrant, Mitchell, and Councillor Silwal. Councillor A Williams substituted for Councillor Silwal

3 DECLARATIONS OF INTEREST

Apologies received from the Councillor Durrant, Mitchell, and Councillor Silwal. Councillor A Williams substituted for Councillor Silwal

4 PUBLIC PARTICIPATION

Councillor Stevens advised that members of public have registered to speak at this meeting and reminded any members of the public viewing the meeting about the rules of doing so.

5a.

23/02646/FUL

Residential Development including formation of 9 new houses, access, landscaping and all ancillary features. Diversion of public footpath. Land To West of Orchard House, Astrope Lane, Astrope, HP23 4PN

Councillor Patterson declared an interest in the item as a member of his ward had approached him regarding the item; he declared that he had come to the meeting with an open mind and that he had not given his opinion on the item and only stuck to facts when talking to the resident.

The Case Officer, Andrew Parish introduced the report to Members and said that the application had been referred to the Committee due to the Head of Development Management considered that the proposals are of significant public interest.

Ed Whetham spoke in objection to the application.

Parish Councillor Caroline Smith Wright, Residents Robert Elliott, Hayley, Melanie Prestwich and Lynn Bruges spoke in support of the application.

It was proposed by Councillor Guest and seconded by Councillor Maddern to **REFUSE** the application.

Vote:

For: **9** Against: **0** Abstained: **2**

Resolved: That planning permission be **REFUSED**.
RECOMMENDATION

That planning permission be **REFUSED**
Reasons for Refusal:

1. The site lies within the Rural Area wherein, under Policy CS7 of the Dacorum Core Strategy September 2013, only small-scale development for the uses listed in the policy will be acceptable. The list of uses does not include use for residential purposes. Whilst the site is close to the village of Long Marston where small-scale development for housing may be permitted as an exception, it does not fall within or even adjacent to the village. Furthermore, at 9 dwellings, the scheme is not small-scale in the context of Astrope. The site is in an isolated location, with poor and unattractive access by foot and bicycle which would not encourage residents to use alternative more sustainable means of travel to the car. The site is inherently an unsustainable location and would not maintain or enhance the vitality of Long Marston. The proposal is therefore contrary to Policies CS1, CS7 and CS8 of the Dacorum Core Strategy September 2013, and Paragraphs 82, 83, 114 and 116 of the National Planning Policy Framework Dec 2023. No exceptional circumstances are considered to exist under other policies or guidance and there is not considered to be a case for an exception under Paragraph 11 the NPPF.
2. The proposed development site, by reason of its remote location from local shops, services and employment, would not be sustainable in transport terms, with all residents heavily reliant on the use of private vehicles

contrary to Paragraphs 114 and 116 of the National Planning Policy Framework Dec 2023 and contrary to Policies 1 and 5 of the Hertfordshire County Council Local Transport Plan (2018).

3. The proposal, by reason of the amount, scale and layout of development, and the cumulative impact with adjoining development, would create a ribbon of development that would be significantly harmful to the established character of Astrope as a rural hamlet. In addition, the design and layout would, inter alia, result in a negative impact on the setting of the diverted public footpath 054, a less convenient route for pedestrians and crime and security issues, a poor response in its orientation to the site and surroundings, an excess of vehicular accesses that would open the site up to views, and a dominance of hard surfacing and car parking that would be harmful to the general character and appearance of the development and of the countryside setting. Furthermore, given the introduction of visibility splays, the loss of hedge and tree planting along the frontage, and the lack of space for replacement and supplementary tree planting to the rear of tree group G01, the development would be further exposed to views from Astrope Lane thereby exacerbating the harm to the character and appearance of the countryside and of Astrope as a dispersed pattern of buildings. The proposal is therefore contrary to Policies CS7, 11, 12, 13 and 25 of the Dacorum Core Strategy, saved Policies 79 and 100 of the Dacorum Borough Local Plan 1991-2011 and Paragraph 96 and 180 of the National Planning Policy Framework 2023.
4. Insufficient information has been submitted to demonstrate that the proposals will provide a satisfactory Flood Risk Assessment and Drainage Strategy for the development that would not result in potential additional flooding issues. The proposal is therefore contrary to Policies CS31 and CS29 of the Dacorum Core Strategy September 2013 and NPPF Para 173.
5. The proposed development fails to provide an appropriate legal mechanism to secure the diversion of public footpath 054. The proposal also fails to provide an appropriate signed legal agreement to mitigate the adverse impacts on the Chilterns Beechwoods Special Area for Conservation in accordance with the Council's mitigation strategy. The proposal is therefore contrary to Policies CS26 and CS35 of the Dacorum Core Strategy September 2013, Paragraph 181 of the National Planning Policy Framework Dec 2023, and the requirements of the Habitats Regulations 2017 and 2019.

Informatives:

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which advised that residential development could not be supported. Since fundamental objections cannot be overcome, the Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

5b.

23/01599/FUL

**Demolition of existing bungalow and construction of replacement dwelling.
Construction of garden annexe and workshop renovation works.
Woodside, Icknield Way, Tring, Hertfordshire, HP23 5HJ**

Councillor Patterson declared an interest and confirmed that he will not be taking part in the discussion or voting.

The Case Officer, Heather Edey introduced the report to Members and said that the application had been referred to the Committee due to contrary views of the Parish Council.

Parish Councillor Robert Farrow spoke in objection to the application.
Russell Bates and Michelle Gregory spoke in support of the application.

It was proposed by Councillor Maddern and seconded by Councillor Guest to **GRANT** the application.

Vote:

For: **8** Against: **0** Abstained: **2**

Resolved: That planning permission be **GRANTED.**

It is recommended that permission be granted.

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**
Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. **No development (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**
Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).
3. **Prior to first occupation of the replacement dwelling and granny annexe hereby approved, full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:**
 - all external hard surfaces within the site;
 - other surfacing materials;
 - means of enclosure;
 - soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;

- minor artefacts and structures (e.g. refuse or other storage units, etc.);
and

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 2 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by Saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

4. **The windows at first floor level in the both of the side elevations of the replacement dwelling hereby permitted shall be permanently fitted with obscured glass with a minimum of privacy level three and non-opening, (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed).**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004) and the National Planning Policy Framework (2023).

5. **The granny annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Woodside and shall not be independently occupied.**

Reason: For the avoidance of doubt and to ensure that the use of the development remains ancillary to the use of the main dwellinghouse without allowing the intensification of residential accommodation within the site in accordance with the Dacorum Borough Core Strategy (2013) and the Dacorum Borough Local Plan (2004).

6. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

Location Plan

8009-01

8009-02

8009-03 Rev B

**Preliminary Bat Roost Assessment by Chase Ecological Consulting
(dated 9th October 2023)**

Reason: For the avoidance of doubt and in the interests of proper planning

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately and advice sought on how to proceed lawfully from

an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

3. ENVIRONMENTAL HEALTH INFORMATIVES

Working Hours Informative

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust.

Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

Air Quality Informative.

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements.

These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.

Invasive and Injurious Weeds - Informative

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

4. CONTAMINATED LAND INFORMATIVES

Contaminated Land Informative 1:

In the event that ground contamination is suspected or encountered at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority (LPA) with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.

Contaminated Land Informative 2:

Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to: Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought and the LPA informed

5c.

23/02183/ROC

Variation of Condition 2 (Approved plans) and 4 (Tree Protection Measures) and Condition 5 (Landscaping) attached to planning application 21/02925/FUL - Change of use from Sui Generis to C3 residential. Construction of two pairs of semi-detached dwellings comprising two four-bedroom properties and two-three bedroom properties.

Wigginton Garage, Chesham Road, Wigginton, Tring, Hertfordshire, HP23 6EJ

The Case Officer Heather Edey introduced the report to Members and said that the application had been referred to the Committee due to contrary views of the Parish Council.

It was proposed by Councillor A Williams and seconded by Councillor Maddern to **DELEGATED with a view to APPROVAL.**

The committee agreed to add a recommendation on bin storage.

Vote:

For: 9 Against: 0 Abstained: 2

Resolved: That planning permission be **DELEGATED with a view to APPROVAL. RECOMMENDATION**

That planning permission be **DELEGATED** with a view to **APPROVAL** subject to the completion of an appropriate assessment in accordance with article 6(3) of the Habitats Directive and securing a mitigation package to mitigate any adverse effects on the integrity of the Chilterns Beechwood Special Area of Conservation (SAC) through financial contributions secured by legal agreement.

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**
Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

WIG-XX-ZZ-DR-A-91-001

WIG-1/2-ZZ-DR-A-05-001 Rev B

WIG-1/2-ZZ-DR-A-04-001 Rev B

WIG-3/4-ZZ-DR-A-04-001 Rev A

WIG-3/4-ZZ-DR-A-05-001 Rev A

WIG-1/2-ZZ-DR-A-04-002

WIG-3/4-ZZ-DR-A-04-002

TGCR/21/PL05

LP/WGTBWH/020 D

TPP/WGTBWH/010 B

Landscaping Statement by David Clarke Chartered Landscape Architect and Consultant Arboriculturist (received September 2023)

Arboricultural Report by David Clarke Chartered Landscape Architect and Consultant Arboriculturist (dated August 2023)

CS29 Checklist (July 2021)

3. Reason: For the avoidance of doubt and in the interests of proper planning.
The development hereby permitted shall be constructed in accordance with the materials specified on the application form.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

4. **Tree protection measures before and during the construction phases of the development shall be implemented and carried out in accordance with Tree Protection Plan TPP/WGTBWH/010 B and the submitted Arboricultural Report by David Clarke Chartered Landscape Architect and Consultant Arboriculturist (dated August 2023)**

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with Saved Policy 99 of the Dacorum Borough Local plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2023).

5. **The landscaping works shown on drawing LP/WGTBWH/020 D and detailed within the submitted Landscaping Statement by David Clarke Chartered Landscape Architect and Consultant Arboriculturist (received September 2023) must be carried out within one planting season of completing the development.**

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by Saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

6. **No development shall commence until a Construction Management Plan (or Construction Method Statement)* has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.**

The Construction Management Plan / Statement shall include details of:

- a. **Construction vehicle numbers, type, routing;**
- b. **Access arrangements to the site;**
- c. **Traffic management requirements**
- d. **Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);**
- e. **Siting and details of wheel washing facilities;**
- f. **Cleaning of site entrances, site tracks and the adjacent public highway;**
- g. **Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;**
- h. **Provision of sufficient on-site parking prior to commencement of construction activities.**

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with Policies 51 and 54 of the Dacorum Borough Local Plan (2004) and Policy CS8 of the Dacorum Borough Core Strategy (2013).

7. **(a) The development hereby permitted shall not be commenced until a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors has been submitted to and approved in writing by the Local Planning Authority. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.**

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;

(ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Policy CS32 of the Core Strategy (2013).

8. **Any contamination, other than that reported by virtue of Condition 7 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.**

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Policy CS32 of the Core Strategy (2013).

9. **Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and these measures shall thereafter be retained fully in accordance with the approved details.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

10. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) the**

garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and they shall not be converted or adapted to form living accommodation without the express permission of the local planning authority following the submission of a planning application.

Reason: In order to ensure a satisfactory level of off-street parking and to protect highway safety and the amenity of other users of the public highway, in accordance with saved Policies 51 and 54 of the Dacorum Borough Local Plan (2004), Policy CS8 of the Dacorum Borough Core Strategy (2013), Paragraphs 108 and 110 of the National Planning Policy Framework (2019) and the Dacorum Borough Parking Standards Supplementary Parking Document (2020).

11. **No building hereby permitted shall be occupied until details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. These arrangements shall thereafter be implemented in accordance with these details and permanently retained.**

Reason: To safeguard the residential and visual amenities of the locality, protect the environment and prevent obstruction to pedestrian movement in accordance with saved Policy 129 of the Dacorum Borough Local Plan (2004) and Policy CS29 of the Dacorum Borough Core Strategy (2013).

Informatives:

1. The application to vary Condition 2 (Approved plans), 4 (Tree Protection Measures) and Condition 5 (Landscaping) attached to planning application 21/02925/FUL has been granted. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. **CONTAMINATION INFORMATIVES**
The Contamination conditions are considered to be in line with the NPPF 2023. The Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land and I would be grateful if this fact could be passed on to the developers.
2. **ECOLOGY INFORMATIVES**

If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

All wild birds, nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that site clearance, vegetation removal, demolition works, etc. between March and August (inclusive) may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate

authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September - 28 February wherever possible. If this is not practicable, a search of the area should be made no more than 2 days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.

6 APPEALS UPDATE

P Stanley gave an update to the committee
The committee agreed that the report was noted.

7 QUARTERLY PLANNING ENFORCEMENT REPORT

K Dalton gave an update to the committee.
The committee agreed that the report was noted.

The Meeting ended at 9.00 pm