

DEVELOPMENT CONTROL (NORTH) COMMITTEE
10th JANUARY, 2012

Present: Councillors: Liz Kitchen (Chairman), Roy Cornell (Vice-Chairman), John Bailey, John Chidlow, Christine Costin, Helena Croft, Leonard Crosbie, Malcolm Curnock, Laurence Deakins, Frances Haigh, David Holmes, Ian Howard, David Jenkins, Godfrey Newman, Jim Rae, David Skipp, Simon Torn, Claire Vickers, Tricia Youtan.

Apologies: Councillors: Andrew Baldwin, Peter Burgess, Duncan England, Christian Mitchell, Josh Murphy, David Sheldon

DCN/94 **MINUTES**

The minutes of the meeting of the Committee held on 6th December 2011 were approved as a correct record and signed by the Chairman.

DCN/95 **INTERESTS OF MEMBERS**

| <u>Member</u> | <u>Item</u> | <u>Nature of Interest</u> |
|-------------------------|-------------|---|
| Councillor Helena Croft | DC/11/2257 | Personal – the applicant's farm adjoined the charity with which she was associated. |
| Councillor David Holmes | DC/11/1970 | Personal – his daughter lived in Station Road. |
| Councillor David Holmes | DC/11/1484 | Personal – he knew one of the objectors. |

DCN/96 **INTERESTS OF OFFICERS**

The Chief Executive reported that John Loxley, Estate Management & Valuation Surveyor, had declared an interest in planning application DC/11/2611. The interest arose because the applicant was the officer's brother. The officer had confirmed that he would take no part in the processing or determination of the application.

DCN/97 **ANNOUNCEMENTS**

There were no announcements.

DCN/98 **APPEALS**

Notice concerning the following appeals had been received:

DCN/98 Appeals (cont.)

Appeals Lodged

Written Representations/Household Appeals Service

| <u>Ref No</u> | <u>Site</u> | <u>Appellant(s)</u> |
|---------------|---------------------------------------|---------------------|
| DC/11/1553 | Kings Farm, Coltstaple Lane, Horsham. | Mr Richard Good |
| DC/11/1554 | Kings Farm, Coltstaple Lane, Horsham. | Mr Richard Good |

Appeal Decisions:

| <u>Ref No</u> | <u>Site</u> | <u>Appellant(s)</u> | <u>Decision</u> |
|---------------|--|---------------------|-----------------|
| DC/11/0629 | West Wing Forest Grange Manor, Forest Grange, Horsham. | Mr Desmond Greener | Dismissed |
| DC/11/0628 | West Wing Forest Grange Manor, Forest Grange, Horsham. | Mr Desmond Greener | Dismissed |
| DC/11/0703 | 5 Beedingwood Drive, Colgate. | Mr Max Ferretti | Dismissed |
| DC/11/0397 | Bridge House Riding Stables, Five Oaks Road, Slinfold. | Dr E Umerah | Dismissed |
| DC/10/2495 | 27 Millfield, Southwater. | Thakeham Homes | Dismissed |
| DC/10/2589 | 22 Coleridge Close, Horsham. | Mr G Weekes | Dismissed |
| DC/10/1041 | Kingfisher Farm, West Chilmington Lane, Billingshurst. | Mr Maurice Black | Allowed |

DCN/99 **DECISIONS ON LAWFUL DEVELOPMENT CERTIFICATES**

| <u>Ref No</u> | <u>Site and Development</u> | <u>Decision</u> |
|---------------|--|-----------------|
| DC/11/2035 | Menards Fishery, Hammerpond Road, Horsham - erection of security gates on the land and the use of an extended portacabin as a residence. | Granted |
| DC/11/2283 | Denne Farm, Bognor Road, Warnham – stationing of a mobile home used for residential purposes. | Granted |

DCN/99 Decisions On Lawful Development Certificates (cont.)

| | | |
|------------|---|---------|
| DC/11/2386 | The Loft, Hop Garden Farm, Lower Beeding - use of the flat in the garage, known as The Loft, at Hop Garden Farm as a unit of residential accommodation. | Granted |
|------------|---|---------|

DCN/100 **PLANNING APPLICATION: DC/11/1970 - DEMOLITION OF EXISTING BUILDING AND ERECTION OF FOUR STOREY APARTMENT BUILDING TO CONTAIN 11 APARTMENTS, 6 PARKING SPACES AND OTHER ANCILLARY AREAS**

SITE: 7 STATION ROAD, HORSHAM

APPLICANT: MR GILL

(Councillor David Holmes declared a personal interest in this application as his daughter lived in Station Road).

The Head of Planning & Environmental Services reported that this application sought planning permission for the demolition of the existing building and the erection of a four storey apartment building comprising 2 x 1 bed apartments and 9 x 2 bed apartments for open market sale, with six parking spaces, eleven bicycle spaces and ancillary areas.

The footprint of the proposed building was similar to that occupied by the existing warehouse building. The proposed apartment block would have a flat roof and would be 11.4 metres at its highest point.

The site was located to the south east of Horsham Railway Station at the south western end of Station Road.

Government Policies PPS12, PPS3 and PPG13; Local Development Framework Core Strategy Policies CP1, CP2, CP3, CP5, CP11, CP12, CP13 and CP19 and Local Development Framework General Development Control Policies DC5, DC6, DC8, DC9, DC18, DC19 and DC40; were relevant to the determination of this application.

Relevant planning history included:

| | | |
|-----------|---|---------|
| HU/508/68 | Change of use and erection of workshop, parking of furniture in connection with furniture removal. | Granted |
| HU/46/69 | Erection of garage/workshop. | Granted |
| HU/125/70 | Extension to garage | Granted |
| HU/52/71 | Erection of building use as garage/workshop | Refused |
| HU/248/81 | Erect 2 storey building to form garage parking area, vehicle maintenance workshop with offices and furniture storage area | Granted |

DCN/100 Planning Application: DC/11/1970 (cont.)

| | | |
|------------|---|--|
| HU/13/82 | Approval of details | Granted |
| HU/21/83 | 2 garages with 1 bed flat over | Granted |
| DC/04/0784 | Conversion of warehouse with offices to 5 apartments | Granted |
| HU/199/96 | Change of use of building to wholesale distribution of engineering supplies, variation of con. 3 HU/21/83 to allow occupation of flat by employee | Granted |
| DC/05/1187 | Demolition of existing building and erection of building comprising 3 x 1 bed apartments, 8 x 2 bed apartments, and 2 parking spaces | Granted, subject to the completion of a planning agreement |

The number of units proposed in the current application was the same as that under the previously approved scheme (DC/05/1187). However, the residential mix would be different, the building would be four storeys high and six car parking spaces were proposed.

The comments of the Public Health & Licensing Department and Horsham District Access Forum were noted. West Sussex County Council Highways raised no objection and their comments were noted. Southern Water raised no objection, subject to condition, and their comments were noted. The Neighbourhood Council strongly objected to the application and Horsham Society also objected to the proposal. Three letters of objection had been received. A representative of the applicant spoke in support of the proposal.

The main issues in the determination of this application were considered to be the principle of the development in this location; the impact and scale of the development on the character and visual amenities of the area, the amenities of neighbour and future occupiers, parking and highway safety issues, together with sustainability.

With regard to the development of the site for residential purposes, it was considered that the site was located within a sustainable location within Horsham Town and the proposed development would result in a density of approximately 256 dwellings per hectare, which was considered acceptable in this location as links to public transport were good.

With regards to the site's relationship with the adjacent railway station and railway line itself, it was considered that this would be no worse than a number of existing properties in the immediate locality and it was accepted that appropriate sound insulation measures could be incorporated within the proposed building with regard to noise insulation.

DCN/100 Planning Application: DC/11/1970 (cont.)

Although there were concerns about the appearance of the building, parking and the safety of pedestrians, and flooding and drainage issues, it was considered that the proposed four storey, flat roof building was an improvement on the previous application and that it would not be detrimental to the visual amenities of the street scene and character of the area. The proposal would be of a similar height to the neighbouring development of flats and the overall size and design of the building was considered acceptable. As the proposal would have an effect on surrounding infrastructure, it was considered appropriate to secure s106 monies to alleviate the planning concerns.

Members, therefore, considered that the proposal was acceptable in principle.

RESOLVED

- (i) That a planning agreement be entered into to secure contributions in respect of infrastructure provision.
- (ii) That, upon completion of the agreement in (i) above, application DC/11/1970 be determined by the Head of Planning & Environmental Services, in consultation with the local Members, to allow the framing of appropriate conditions; further consideration of parking arrangements including the protection of pedestrians and pedestrian visibility; further consideration in respect of the appearance of the building; investigation of flooding in the road by the station and the proposed means of drainage for the proposed development; discussions with the applicant regarding environmental features of the building and investigation of the appropriateness of a car club. The preliminary view of the Committee was that the application should be granted.

DCN/101 **PLANNING APPLICATION: DC/11/2477 - SINGLE STOREY EXTENSION TO EXISTING VEHICLE WORKSHOP TO ALLOW INSTALLATION OF MOT TEST EQUIPMENT**
SITE: 3 VICTORY ROAD, HORSHAM, WEST SUSSEX RH12 2JF
APPLICANT: MR TONY KNEALE

The Head of Planning & Environmental Services reported that this application was a revision to a scheme that had previously been refused by Committee (DC/11/1757, Minute No. DCN/65, 4.10.11 refers), which was itself a revision to an earlier scheme that had been withdrawn (DC/11/0670).

DCN/101 Planning Application: DC/11/2477 (cont.)

The current application proposed the erection of a single storey flat roof extension with lower roof height than previously proposed, inline with the existing workshop. The proposed extension would have a 'wedge' shaped footprint measuring from 7.2 metres to 4.5 metres wide; 6.9 metres deep and 2.8 metres high. The application retained the proposed use of the premises as an MOT testing station.

The previous applications had sought permission for a taller building and to raise the roof of the existing building to enable a vehicle ramp to be installed. The current application now proposed a pit to enable vehicle inspections.

The proposed extension would have a floor area of approximately 40 square metres. The extension would have two openings fitted with 'up and over' doors, one at the front to allow cars to drive into the proposed building from the road and a second to provide vehicular access to the yard area to the side of the workshop building.

The application site was located on the western side of Victory Road, close to the junction with Rushams Road, within the built up area of Horsham. At present, a car servicing/repair business operated from the site. MOT testing was currently not undertaken at the premises, but vehicles were taken off site for this purpose. Workshops and storage associated with the business were situated at the rear of the property.

The application site had limited off road parking and the road itself had on-street parking which was not controlled. The area was predominantly characterised by older style residential properties with front gardens bounded by brick walls up to one metre in height. The application site had a hard-surfaced area between the front of the property and the pavement.

Government Policies PPS1, PPS4 and PPG24; Local Development Framework Core Strategy Policies CP1, CP3, CP10 and CP11 and Local Development Framework General Development Control Policies DC9, DC19 and DC40 were relevant to the determination of this application.

Relevant planning history included:

| | | |
|-----------|---|--|
| HU/363/63 | Erection of building for tool making and precision engineering. | Refused |
| HU/244/80 | Greenhouse. | Granted |
| HU/211/84 | Change of Use to light industrial, ancillary to existing shop. | Refused but subsequently granted on appeal |
| HU/61/86 | Garage and workshop. | Granted |

DCN/101 Planning Application: DC/11/2477 (cont.)

| | | |
|------------|---|-----------|
| HU/234/89 | Pitched roof with dormer over existing workshop. | Refused |
| HU/373/89 | Pitched roof with dormer over existing workshop. | Granted |
| HU/91/90 | External staircase. | Granted |
| HU/210/90 | Change of use of ground floor room from domestic to shop. | Refused |
| HU/259/02 | Conversion of ground floor to 1 self contained flat. | Refused |
| DC/11/0670 | Single storey extension to and an increase in the height of the roof of the existing vehicle workshop and use as MOT testing station. | Withdrawn |
| DC/11/1757 | Single storey extension to and an increase in the height of the roof of the existing vehicle workshop and use as MOT testing station. | Refused |

The comments of the Public Health & Licensing Officer were noted. Five letters in support of the proposal had been received.

The main issues in the determination of this application were considered to be the appearance and impact of the development on the character of the area and the visual amenities of the streetscene; the impact on traffic and parking in the locality and the impact on the amenities of the neighbouring occupiers, in terms of the physical impact of the building and the impact associated with the use.

The proposed extension would be positioned to the side/rear of 3 Victory Road and would not alter the appearance of the original frontage building, which was a pair of semi-detached buildings, probably originally built as residential units.

It was noted that there had been changes in the design of the proposed extension compared to previous applications. It was considered that the extension now proposed would be in keeping with the character and visual amenities of the streetscape. Being set back from the front wall of the host building, it was considered that the building would not appear significantly different from the current situation and would not, therefore, cause material harm to the character or visual amenities of the streetscene in this respect.

It was considered that the side elevation of the building with its proposed roof height extending 0.8 metres above the boundary fence, would minimise any detrimental harm on the occupiers of the adjacent properties by way of overbearing impact. This element of the proposal was, therefore, considered acceptable in terms of its impact on the residential amenities of the neighbouring occupiers. It was also noted that there would be no change in the height of the existing workshop buildings.

DCN/101 Planning Application: DC/11/2477 (cont.)

It was considered that the provision of a pit within a brick building would reduce potential disturbance levels arising from the MOT testing use and that this use could be operated successfully alongside adjoining residential properties, without unreasonably harming the living conditions of neighbouring occupiers. It was also noted that, whilst there were implications with regard to parking in an already heavily congested area, the applicant proposed to operate the MOT testing on an 'appointment only' basis.

Members, therefore, considered that the application was acceptable.

RESOLVED

That application DC/11/2477 be granted subject to the following conditions: for the following reasons:

- 01 A2 Full Permission
- 02 M6 Specified Materials
- 03 V1 Hours of working to be:
08:00 – 18:00 hours on Mondays – Fridays
inclusive
08:00 – 13:00 Saturdays
And not on Sundays or Bank and Public Holidays
- 04 G3 Parking Turning and Access
- 05 N6 Control of activities (to read) – No works requiring the use of machinery, power of hand tools shall take place other than within the building and during such use the doors to the building shall remain closed.
- 06 Before development commences precise details of the type of plant or equipment to be used including manufacturers noise ratings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the plant/equipment shall be operated and maintained in accordance with the approved details
- 07 No development shall take place until an assessment on the potential for noise from the development affecting residential properties in the area has been submitted to and been approved in writing by the Local Planning Authority. The assessment shall include noise from: plant and equipment in association with the use of the premises. If the assessment indicates that noise from the development is likely to affect neighbouring residential properties then a detailed scheme of noise mitigation measures shall be

DCN/101 Planning Application: DC/11/2477 (cont.)

submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of PPG 24 Planning Policy Guidance: Planning and Noise.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

REASON

ICAB2 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality

DCN/102 **PLANNING APPLICATION: DC/11/2257 - CHANGE OF USE OF UNITS 17, 18, 19 AND 20 FROM B1 OFFICE USE TO 4 X 2-BED RESIDENTIAL UNITS - C3 USE**
SITE: NEWHOUSE BUSINESS CENTRE, OLD CRAWLEY ROAD, FAYGATE

APPLICANT: MR MAX WALTON

(Councillor Helena Croft declared a personal interest in this application as the applicant's farm adjoined the charity with which she was associated).

The Head of Planning & Environmental Services reported that this application sought planning permission for a change of use of four units from B1 office use to 4 x 2 bed residential units. Minor external changes to the fenestration of the building were proposed with the insertion of ground and first floor windows in the western flank elevation and a first floor window in the eastern elevation at first floor level.

The application site was located on the eastern side of the Old Crawley Road within the countryside and outside the defined built up area boundary. The site was within the High Weald Area of Outstanding Natural Beauty, to the north east of the built up area boundary of Horsham.

Government Policies PPS1, PPS3, PPS4, PPS7 and PPG13; Local Development Framework Core Strategy Policies CP1, CP2, CP3, CP5, CP13, CP15 and CP19; Local Development Framework General Development Control Policies DC1, DC2, DC3, DC4, DC8, DC9, DC24 and

DCN/102 Planning Application: DC/11/2257 (cont.)

DC40 and South East Plan Policies CC1 and CC4 were relevant to the determination of this application.

Relevant planning history included:

| | | |
|----------|--|---------|
| CG/27/90 | Change of use of redundant corn store and loose boxes to B1, B2 and/or B8 use and car parking. | Granted |
| CG/7/00 | Conversion of agricultural building to B1 & B8 units. | Granted |

The comments of the Public Health & Licensing Officer were noted. West Sussex County Council Highways raised no objection, subject to condition, and their comments were noted. The Parish Council raised no objection to the proposal and their comments were noted. The applicant and the applicant's agent spoke in support of the application.

The main issues in the determination of this application were considered to be the principle of the proposed change of use, the impact of the proposal on the visual amenities of the locality and the character of the Area of Outstanding Natural Beauty, the impact on the amenities of the occupiers of adjoining properties, parking and highway issues and the quality of the resulting residential units for future occupiers.

The applicant had indicated that the units had been marketed to be let for over 18 months unsuccessfully. It was noted that the rental being sought was representative of local values. It was also noted that 11 changes of use applications had been submitted since 1988 including B1, B2 and B8.

The applicant had stated that the proposed scheme would bring in revenue in order to properly manage the property and assist financially in keeping the farm viable.

It was noted that the proposal would incorporate limited external changes, such as the insertion of windows in the side elevations of the property. It was, therefore, considered that there would be no material adverse impact on the rural character of the area which would affect the quality, views, and distinctiveness or threaten public enjoyment of this Area of Outstanding Natural Beauty (AONB).

The immediate adjoining properties were all commercial in nature and had permission to operate as B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) uses. It was, therefore, considered that the use of the building as residential units in place of the permitted business use would not have a material adverse impact on the amenities of the adjoining occupiers. Further consultation with the Public Health & Licensing Department was requested in order to ensure that this was the case.

DCN/102 Planning Application: DC/11/2257 (cont.)

It was noted that there were sufficient parking areas to serve the proposed development, as well as a turning area to enable cars to leave the site in a forward gear. Members requested that further consideration be given to the lighting of the proposed dwellings during the delegation period. As the proposal would have an effect on surrounding infrastructure, it was considered appropriate to secure s106 monies to alleviate the planning concerns.

Members, therefore, considered that the application was acceptable in principle.

RESOLVED

- (i) That a planning agreement be entered into to secure contributions in respect of infrastructure provision.
- (ii) That upon completion of the agreement in (i) above and subject to:
 - the formulation of appropriate conditions;
 - further consultation with Public Health & Licensing regarding the relationship with adjacent agricultural buildings and potential B2 and B8 users;
 - ensuring that sufficient lighting would be provided within the proposed dwellings, including consideration of the insertion of windows/roof windows in the rear elevation if appropriate:
application DC/11/2257 be determined by the Head of Planning & Environmental Services.
The preliminary view of the Committee was that the application should be granted.

DCN/103 **PLANNING APPLICATION: DC/11/1484 - PROPOSED STABLE BLOCK EXTENSION TO FORM A 1 BEDROOM ANNEXE**

SITE: 37 GLADSTONE ROAD, HORSHAM

APPLICANT: MR JIMMY ARTHUR

(Councillor David Holmes declared a personal interest in this application as his knew one of the objectors).

The Head of Planning & Environmental Services reported that this application sought planning permission for the extension to an existing stable block to form a one bedroom annexe. The building would be extended to the south west by 3.5 metres.

DCN/103 Planning Application: DC/11/1484 (cont.)

The application site was located in Gladstone Road within the built up area of Horsham. The detached stable block was sited along the rear boundary shared with No 10 Hurst Road.

Government Policies PPS1, PPG13 and PPG24; Local Development Framework Core Strategy Policies CP1, CP2 and CP3; Local Development Framework General Development Control Policies DC9 and DC40 and South East Plan Policies CC1 and CC4 were relevant to the determination of this application.

In 1968, an application for the conversion of shop premises into living accommodation had been granted (HU/426/69).

The comments of the Public Health & Licensing Officer were noted. The Neighbourhood Council objected to the proposal and seven letters of objection had been received from three neighbouring properties.

The main issues in the determination of this application were considered to be the principle of the development in this location, whether the proposal was in character with the surrounding area and the visual amenities of the street scene, the affect upon neighbouring residential amenity and its impact on trees.

The application proposed to extend the building to provide ancillary accommodation. It was considered that the annexe, which was to be constructed without the provision of a kitchen, had been shown to retain a degree of dependence on the main dwelling.

The existing structure was set to the rear of the site, approximately 40 metres from Gladstone Road. Limited views of the structure were, therefore, afforded from the streetscene. The building had a clear relationship with the dwelling and was sited within the curtilage of the property. It was considered that the addition of a minor extension to the structure, with materials to match the external appearance of the building, would have a limited impact on the character of the surrounding area.

A number of concerns had been raised by adjoining occupiers regarding the impact of the proposal on residential amenities. However, it was noted that the existing height of the building would be maintained and no windows were proposed on the rear elevation of the proposed extension that would result in overlooking. Therefore, it was considered that the proposed development would have no material adverse impact on the amenities of adjoining residential occupiers or on the trees on the site.

Members considered that the application was acceptable without discussion.

DCN/103 Planning Application: DC/11/1484 (cont.)

RESOLVED

That application DC/11/1484 be granted subject to the following conditions:

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 02 The materials and finishes of all new external walls and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.
- 03 The annex hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing property as a dwelling and shall not be occupied as an independent planning unit of residential accommodation.
- 04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless planning permission has been granted by the Local Planning Authority on application in that respect.
- 05 No works or development shall take place until full details of all hard and soft landscaping works have been approved in writing by the Local Planning Authority. All such works shall be carried out in accordance with the approved details. Any plants which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON

ICAB2 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality.

DCN/104 **PLANNING APPLICATION: DC/11/2348 - FIRST FLOOR SIDE
EXTENSION**

SITE: 13 ROWAN WAY, HORSHAM, WEST SUSSEX RH12 4NS

APPLICANT: MR AND MRS ANDREW SMITH

The Head of Planning & Environmental Services reported that this application sought planning permission for the construction of a first floor side extension, built over an existing ground floor garage. The application comprised a revised scheme from that which had been refused under application DC/11/0358. Revisions consisted of an increased setback from the front of the dwelling of three metres and a lower ridge height of approximately one metre below the existing dwelling.

The subject site, which was located within the Horsham built-up area, was a two-storey semi-detached dwelling at Rowan Way. The dwelling was one of a large number of residential properties in the area and occupied a prominent position in the street.

Local Development Framework Core Strategy Policies CP1 and CP3 and Local Development Framework General Development Control Policy DC9 were relevant to the determination of this application.

In 2011, an application for a first floor side extension had been refused (DC/11/0358).

The Parish Council raised no objection to the proposal and the applicant spoke in support of the application.

The main issues in the determination of this application were considered to be the principle of the proposed development in this location and its effect on the amenities of the occupiers of adjoining properties and the character of the local area.

In terms of impacts on the amenities of neighbouring properties, the proposed extension would have one additional window on the rear elevation. However, given its urban setting, it was considered the level of overlooking brought about by the extension would not be any greater than the levels currently experienced in the local area. Members, therefore, considered that the proposal would not lead to any material increase in the level of overlooking of the neighbouring properties.

It was also considered that the scale, siting and design of the proposed extension would not materially impact upon the established character of development in the area.

Members, therefore, considered that the application was acceptable.

DCN/104 Planning Application: DC/11/2348 (cont.)

RESOLVED

That application DC/11/2348 be determined by the Head of Planning & Environmental Services, to allow the framing of appropriate conditions. The preliminary view of the Committee was that the application should be granted.

The meeting closed at 6.45 pm having commenced at 5.30pm.

CHAIRMAN