

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 10th September 2015 at 10.00 a.m.

Present: Councillors Peter Convery (Chair), Andy Campbell, Ian Cavana, Ian Douglas, Ann Galbraith, Sandra Goldie, William J. Grant and Hugh Hunter.

Attending: C. Cox, Planning Manager; A. Brown, Co-ordinator (Legal Services, Property and Contracts); A. Cooke, Supervisory Planner; F. Sharp. Supervisory Planner; and A. Gibson, Committee Services Officer.

Also Attending: G. Senior, Ayrshire Roads Alliance.

1. Declarations of Interest.

Councillor Campbell declared an interest in item 3 "Traffic Management and Mitigation Proposals (related to planning application 14/01550/APPM for erection of residential development, formation of access roads, associated landscaping and infrastructure) land opposite Townend Terrace/Main Street junction, Main Street, Symington" on the agenda, as had previously declared his objection to the application and he would not participate during consideration of that item.

2. Minutes of previous meeting.

The Minutes of 24th June 2015 (issued) ([link attached](#)) were submitted and approved.

Councillor Campbell, having previously declared an interest in the following item of business, left the meeting at this point.

3. Traffic Management and Mitigation Proposals (related to planning application 14/01550/APPM for erection of residential development, formation of access roads, associated landscaping and infrastructure) land opposite Townend Terrace/Main Street junction, Main Street, Symington.

With reference to the Minutes of 2nd April 2015 (Page 2, paragraph 5(1)), there was submitted a report (issued) ([link attached](#)) of 10th September 2015 by the Executive Director - Economy, Neighbourhood and Environment advising of the outcomes of the public consultation process within the village of Symington in respect to off-site traffic management options for implementation on Main Street, Symington.

Following questions from the Panel relating to the proposed kerb height, traffic calming measures, the colour of the footway, if there was a need for a relief road and the public response to the proposals, G. Senior, Ayrshire Roads Alliance responded accordingly.

Decided: to agree that

- (1) subject to the necessary Traffic Regulation Orders first being made and brought into force, the emerging proposal recommended in the Traffic Management Review prepared by Grontmij, is approved; and
- (2) the proposal so approved forms the basis of a traffic management scheme for implementation, to be delivered at the cost of the Developer and that this be secured through the Section 75 legal agreement.

Councillor Campbell re-joined the meeting at this point.

4. Applications for Planning Permission.

There were submitted reports (issued) of September 2015 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- (1) **15/00507/FURM – TARBOLTON – Moss Landfill Site, U87 from B730 at Fail Mill – north-east to junction with U86** – Further application to vary condition 15 of planning application 09/00846/FUL ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) that the development hereby permitted shall be begun within three years of the date of this permission;
- (b) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (c) that the approval for the proposed use is limited to 20 years at which date the use of the land and premises as a waste treatment facility shall be terminated and the site shall be restored to its former condition in accordance with a written specification, including a timescale within which the works shall be implemented, to be submitted for the prior written approval of the Planning Authority. The restoration specification shall be submitted within 2 months of the date of this planning approval;
- (d) that the carriageway shall be resurfaced along the site frontage on U87 in accordance with the specifications in the Council's Roads Development Guide before completion of the development;

- (e) that no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to, and approved by the Planning Authority, in agreement with the West of Scotland Archaeology Service. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service;
- (f) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (g) that junction access visibility sightline splays of 4.5 metres by 90 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (h) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (i) that prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval;
- (j) that before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth-mounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall be implemented within one year / first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard;
- (k) that prior to the commencement of development, details of any external lighting shall be submitted for the prior written approval of the Planning Authority;
- (l) that no waste materials or reclaimed/processed materials shall be stored outside the building;
- (m) that with the exception of the Anaerobic Digestion process and essential maintenance, the hours of operation of any plant or machinery shall be restricted to between 0700 and 1800 Monday to Friday with no processing taking place on Saturdays, Sundays or Bank Holidays;

- (n) that the delivery of waste and materials to the site, and the despatch of waste and materials from the site shall be restricted to between 0730 and 1800 Monday to Friday, and 0800 and 1300 Saturdays. No delivery or despatch to or from the site will take place on Sundays or Bank Holidays;
- (o) that the site shall be restricted to the receipt of 100,000 tonnes total maximum of waste and materials per annum and that the combined total number of HGV vehicle movements to the site and adjacent Tarbolton landfill site shall not exceed 60 per day;
- (p) that unless otherwise agreed with the Planning Authority in consultation with SEPA, only residual waste (i.e. waste remaining after all practicable and reasonable efforts have been made to extract recyclable and, where appropriate, compostable material) shall be treated in the anaerobic digestion element of the facility hereby approved;
- (q) that the plant is designed and constructed to enable the export of electricity in accordance with the approved plans prior to commencement of the operation of the plant;
- (r) that prior to the acceptance of any waste materials into the anaerobic digestion element of the facility, the materials recycling and sorting facilities (post autoclave) must be fully operational. These facilities shall be implemented in accordance with the approved plans prior to the operation of the development hereby approved and all waste going into the anaerobic digestion plant shall. Where appropriate, first be pre-treated and sorted in the materials sorting and recycling facilities;
- (s) that the applicant treats surface water from the site in accordance with the principles of the CIRIA SUDS Manual (C697) published in 2007;
- (t) that before any development commences on site, details of a Site Waste Management Plan should be submitted to and approved by the Planning Authority in consultation with SEPA and implemented thereafter in accordance with the approved details during the construction of the development;
- (u) that no development can commence on site until a full site specific construction method statement (CMS) is submitted and approved by the determining authority, in consultation with SEPA. The CMS should incorporate detailed pollution avoidance and mitigation measures for all the construction elements potentially capable of giving rise to pollution including issues relating to the construction of the building, impacts on hydrogeology and disposal of contaminated land. Specifically the statement should address the following and the construction of the development should be carried out in accordance with the agreed details:-
 - (i) how contaminated land will be dealt with; treated and disposed of as necessary;
 - (ii) details of how disturbance to groundwater will be minimised, including any de-watering proposals;
 - (iii) details of the storage of construction fuels, materials, raw materials and by-production;

- (iv) temporary SUDS measures; and
 - (v) dust mitigation methods; and
- (v) that should work not commence before April 2010, a revised survey be undertaken with regard to the detection and mitigation measures for the possible presence of otter, water vole and badger be undertaken to the written satisfaction of Scottish Natural Heritage and the Planning Authority.

Reasons:

- (a) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) the use of the land is of a temporary nature and is only acceptable as a temporary expedient;
- (d) in the interest of road safety;
- (e) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (f) in the interests of visual amenity;
- (g) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (h) in the interest of road safety and avoid the discharge of water on to the public road;
- (i) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (j) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (k) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (l) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (m) in the interests of residential amenity;
- (n) in the interests of residential amenity;
- (o) in the interests of residential amenity;
- (p) in the interests of ensuring that only residual waste is treated in the energy from waste plant in accordance with SEPA's Thermal Treatment of Waste Guidelines 2009 and Government policy;
- (q) in the interest of ensuring that the facility has the capacity to export electricity generated by the operation of the plant;
- (r) in the interest of ensuring that the facility operates in accordance with the approved plans;
- (s) to ensure the site is drained in an acceptable sustainable manner and the drainage infrastructure is properly maintained;
- (t) to ensure that the waste on site is managed in an acceptable manner;
- (u) to protect the water environment from any damage arising from the construction and operation of this facility; and
- (v) to identify the presence of protected species and provide measures to mitigate the impact of development on those species.

Advisory Notes:

- A site notice to be displayed in accordance with Section 27C(1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details. A template for the Site Notice is attached to this decision notice. An electronic version is also available on the Council's web site as follows www.south-ayrshire.gov.uk/planning/forms.aspx 'Notice to be displayed while development is in progress';
- the person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the attached form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of planning legislation as contained in Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended);
- the developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended);
- the developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written Notification of Completion of Phases of Development as soon as practicable after completion of each phase of the development and subsequently a Notification of Completion of Development as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) and Section 27B(2) of the Town and Country Planning (Scotland) Act 1997 (as amended);
- the Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits;

- the applicant is advised that, if the proposals hereby approved are altered in any way, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the Planning Authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required;
- the operator will be required to submit an application to SEPA requesting the variation of the existing licence for the recycling facility, under the Waste Management Licensing (Scotland) Regulations 2011 (WML), to increase the current licenced limit (50,000T) at the site;
- details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at:

31 Miller Road
Ayr
KA7 2AX
Tel: 01292 294 000; and

- the applicant is encouraged to consult with Graeme Senior of the Ayrshire Roads Alliance in order to agree a traffic management and routing plan which should seek to minimise traffic passing through villages.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN 1; and
Drawing - Reference No (or Description): SITE BOUNDARY 2.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

- (2) **15/00577/APP - TROON – Public Convenience, North Shore Road** – Change of use and alterations and extension to public convenience to form restaurant (Class 3) food and drink and associated change of use of open space to form car park ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (b) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (c) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007;
- (d) that, the operation of the restaurant facility shall not commence, until such a time that the works to form the upgraded and extended car park as shown on the approved plans have been completed to the satisfaction of the Planning Authority, in conjunction with the Ayrshire Roads Alliance;
- (e) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, in conjunction with the Ayrshire Roads Alliance, of the measures to upgrade the existing car park, and in terms of how the extended car park area is to be formed, including; surface details, and the provision of replacement bollards, and the formation of parking bays. Thereafter, the car park areas and associated works shall be implemented as per the agreed specification and shall be retained in perpetuity, for the lifetime of the development;
- (f) that, the operation of the restaurant facility shall not commence, until such a time that the existing footpath link running between the controlled pedestrian crossing on North Shore Road and the Promenade has been widened and/ or realigned as required to maintain a minimum 3 metre width over the entire length of the footpath. The detailed design of the footpath shall be submitted for the written approval of the Planning Authority, in conjunction with the Ayrshire Roads Alliance, prior to the commencement of works on-site;
- (g) that before the operation of the facility commences a Travel Plan, shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car;

- (h) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (i) that parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres;
- (j) that before any works start on site, details shall be submitted for the prior written approval of the Planning Authority, in conjunction with the Ayrshire Roads Alliance, of the servicing arrangements for the proposed development;
- (k) that, prior to the commencement of works on-site, details shall be submitted of a suitable ventilation system incorporating an air dilution and/or filtration system for the written approval of the Planning Authority, in conjunction with the Council's Environmental Health Service. Thereafter, the system shall be installed and operational prior to the operation of the facility and thereafter shall be retained as approved; and
- (l) that, prior to the commencement of works on-site, details shall be submitted of any proposed external seating area/ and or any means of enclosure to the south of the site, for the written approval of the Planning Authority. Thereafter, any external seating area and boundary treatment shall be formed as per the agreed specification.

Reasons:

- (a) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (b) in the interests of visual amenity;
- (c) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (d) for the purposes of road safety and functional operation of the local road network;
- (e) in the interest of road safety and to ensure an acceptable standard of construction;
- (f) to encourage sustainable means of travel;
- (g) to encourage sustainable means of travel;
- (h) in the interest of road safety and to ensure adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by off-site car parking;
- (i) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (j) to enable service vehicles to enter and leave the site in forward gear and in the interests of road safety;
- (k) to satisfy the requirements of the Council's Environmental Health Service; and
- (l) in the interest of visual amenity.

Advisory Notes:

- Please note that work should be undertaken in compliance with legislation and guidance relating to Scottish Environment Protection Agency (SEPA) Guidance Note No.8 which can be found at the website of SEPA as follows: www.sepa.org.uk;
- that the application site delineated in red on the submitted plans is not indicative of the planning unit associated with the proposed restaurant facility. For the avoidance of doubt, the planning unit associated with the restaurant facility extends to the built footprint of the buildings only;
- the Council as Environmental Health Authority has advised that in order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228-1:2009; Code of Practice for noise and vibration control on construction and open sites - Part 1 : Noise, and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken;
- the Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant/developer; and
- the applicant/developer shall, prior to the commencement of works on site, submit a Construction Traffic Management Plan to the Roads Authority and Police Scotland. The plan shall describe the methodology for the movement of all demolition and construction traffic to and from the site including routing, hours of operation, wheel washing facilities, etc. The Construction Traffic Management Plan shall be submitted for the formal written approval of the Council as Roads Authority, and Police Scotland prior to the commencement of works at the site.

List of Determined Plans:

Drawing - Reference No (or Description): 546/01;
 Drawing - Reference No (or Description): 546/02;
 Drawing - Reference No (or Description): 546/10;
 Drawing - Reference No (or Description): 546/11;
 Drawing - Reference No (or Description): 546/03;
 Drawing - Reference No (or Description): 546/04;
 Drawing - Reference No (or Description): 546/05;
 Drawing - Reference No (or Description): 546/06;
 Drawing - Reference No (or Description): 546/08; and
 Drawing - Reference No (or Description): 546/09.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

- (3) **15/00621/APP - DAILLY – Dailly Primary School, Main Street** – Erection of replacement primary school and associated landscaping ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (b) that before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall incorporate compensatory tree planting at a ratio of 1:1, and shall be implemented within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard;
- (c) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (d) that prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval;
- (e) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007;
- (f) that the applicant shall submit details of a swept path analysis and the design and specification of a turning area capable of accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority;
- (g) the applicant / developer shall, prior to the commencement of works on site, submit a Construction Transport Management Plan to the Council as Roads Authority and Police Scotland. The plan shall describe the methodology for the movement of construction traffic to and from the site and shall require the agreement of the Council as Roads Authority and Police Scotland prior to commencement of work on the site;

- (h) that before school occupation a Travel Plan shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car;
- (i) that the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 5.5 metres wide over its initial 10 metres, as measured from the rear of the public footway before development completion;
- (j) that junction access visibility sightline splays of 2.5 metres by 35 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (k) that prior to occupation of the development any gates shall be set back a minimum distance of 6 metres from the rear of the public footway, and open inwards away from the public roadway;
- (l) that before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details; and
- (m) that, prior to the demolition of the existing buildings within the site, details shall be submitted of 4 artificial bats roosts, for the prior written approval of the planning authority, in conjunction with Scottish Natural Heritage. The details to be included shall comprise; the type of roost, its location, and duration. Thereafter the bat roosts shall be installed as per the agreed specification, to the satisfaction of the Planning Authority, in conjunction with Scottish Natural Heritage.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (c) in the interests of visual amenity;
- (d) in the interests of visual and residential amenity;
- (e) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (f) in the interest of road safety;
- (g) in the interest of road safety;
- (h) to encourage sustainable means of travel;
- (i) in the interest of road safety and to ensure an acceptable standard of construction;
- (j) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (k) in the interest of road safety;

- (l) in the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term; and
- (m) to safeguard any protected species present within the site.

Advisory Notes:

- Please note that work should be undertaken in compliance with legislation and guidance relating to Scottish Environment Protection Agency (SEPA) Guidance Note No.8 which can be found at the website of SEPA as follows: www.sepa.org.uk;
- the Council as Environmental Health Authority has advised that in order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken;
- that, notwithstanding the drawings hereby approved, the open space opposite the application site does not hereby form part of the curtilage of the school site;
- the potential for bat roosts within the existing building is noted, and as such the applicant is recommended to familiarise themselves with the terms of the Conservation (Habitats Regulations, and c.) 1994 (as amended), and the potential need to obtain a European Protected Species license;
- the Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant/developer;
- the Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings;
- the Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984;
- please note that Construction Consent from the Roads Authority will be required for the formation of any new road and that traffic calming measures will be required. The formation of any new road will require to comply with the specifications of the Roads Authority which are detailed in the latest Roads Development Guide publication;
- in order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies; and

- All birds' nests are protected under the Wildlife and Countryside Act 1981 as amended. If any active nests are found during works, no works can be carried out that will result in the nest being damaged or destroyed until any young have fledged. If works are to be carried out during the bird nesting season (March to September), then work areas should be surveyed for nesting birds and should nests be found, works adjusted accordingly to ensure that nests are not destroyed or disturbed to the point of abandonment.

List of Determined Plans:

Drawing - Reference No (or Description): 47074150/ DPS-0100 REV. A;
 Drawing - Reference No (or Description): 47074150/ DPS-0101;
 Drawing - Reference No (or Description): 47074150/DPS-0200 REV.B;
 Drawing - Reference No (or Description): AL(01)001 REV.D;
 Drawing - Reference No (or Description): AL(01)002 REV. D;
 Drawing - Reference No (or Description): AL(01)101 REV. A;
 Drawing - Reference No (or Description): AL(02)001 REV. A;
 Drawing - Reference No (or Description): AL(03)001 REV. A;
 Drawing - Reference No (or Description): LL(90)001;
 Drawing - Reference No (or Description): LL(90)001 Site Location Plan;
 Drawing - Reference No (or Description): LL(90)002;
 Drawing - Reference No (or Description): LL(90)003 REV. I; and
 Drawing - Reference No (or Description): LL(93)001.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The meeting ended at 11.00 a.m.