

**MAIDSTONE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**MINUTES OF THE MEETING HELD ON THURSDAY 14 JULY 2016**

**Present:** Councillor Perry (Chairman) and Councillors Brice, Clark, Cox, English, Harwood, Hemsley, Munford, Powell, Prendergast, Round, Mrs Stockell and Willis

**Also Present:** Councillor Newton

76. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Boughton and Hastie.

77. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Brice for Councillor Boughton  
Councillor Willis for Councillor Hastie

78. NOTIFICATION OF VISITING MEMBERS

Councillor Newton indicated his wish to speak on the reports of the Head of Planning and Development relating to applications 14/506264, 15/509015 and 15/509251.

79. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

80. URGENT ITEMS

The Chairman advised the Committee that he had agreed to take the reports of the Head of Planning and Development relating to applications 15/509015 and 15/509251 as urgent items to avoid further delay. He had also agreed to take the update reports of the Head of Planning and Development as urgent items as they related to applications to be considered at the meeting.

81. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Prendergast said that, in the past, she had been a member of CPRE Kent which had commented on applications 14/506264, 15/509015 and 15/509251. However, she had not participated in CPRE Kent's discussions on these applications, and intended to speak and vote when they were considered.

82. DISCLOSURES OF LOBBYING

All Members stated that they had been lobbied on the reports of the Head of Planning and Development relating to applications 14/506264, 15/505906, 15/509015 and 15/509251.

83. EXEMPT ITEMS

**RESOLVED:** That the legal advice contained in the exempt Appendix to the reports of the Head of Planning and Development relating to applications 14/506264, 15/509015 and 15/509251 be considered in public, but the information contained therein should remain private.

84. MINUTES OF THE MEETING HELD ON 30 JUNE ADJOURNED TO 7 JULY 2016

**RESOLVED:** That the Minutes of the meeting held on 30 June adjourned to 7 July 2016 be approved as a correct record and signed.

85. PRESENTATION OF PETITIONS

It was noted that a petition objecting to application 15/509015 had been presented to the adjourned meeting of the Committee held on 7 July 2015.

There were no other petitions.

86. DEFERRED ITEMS

14/504109 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 2 NO. NON-ILLUMINATED METAL POLE MOUNTED SIGNS (RETROSPECTIVE APPLICATION) - HUNTON C OF E PRIMARY SCHOOL, BISHOPS LANE, HUNTON, KENT

15/503223 - PART RETROSPECTIVE - CHANGE OF USE AND REBUILDING OF FORMER CATTLE SHED TO PROVIDE TOURIST ACCOMMODATION - BLETCHENDEN MANOR FARM, BLETCHENDEN ROAD, HEADCORN, KENT

There were no updates in respect of these applications on this occasion.

87. DECLARATIONS OF PRE-DETERMINATION

The representative of the Head of Legal Partnership reminded Members that if they felt that they may have pre-determined any applications on the agenda, they should make a declaration to that effect.

Councillor Brice said that since she had spoken as a Visiting Member in support of application 15/505906 (Grafty Green Garden Centre) on a previous occasion, she would leave the meeting when it was discussed.

In response to a question by the representative of the Head of Legal Partnership, Councillor Mrs Stockell said that she did not think that she had pre-determined; she would listen to the discussion and then decide.

88. 15/505906 - DEMOLITION OF THE EXISTING GARDEN CENTRE BUILDINGS AND INFRASTRUCTURE, ERECTION OF 14 DETACHED BESPOKE DWELLINGS INCLUDING GARAGES WITH ANNEX ABOVE, TWO STOREY B1 OFFICE UNIT (5,515SQFT); TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING - GRAFTY GREEN GARDEN CENTRE, HEADCORN ROAD, GRAFTY GREEN, KENT

Having stated that she had pre-determined this application, Councillor Brice left the meeting when it was discussed.

The Committee considered the report and the urgent update reports of the Head of Planning and Development.

Mr Quinn, the applicant, addressed the meeting.

It was noted that a £50,000 contribution in respect of the provision of a broadband connection to the wider village of Boughton Malherbe had been put forward by the applicants. However, the Officers maintained that such a contribution was not a policy requirement of the Council and did not meet the tests of the CIL Regulations, and should be prioritised instead towards providing an overall affordable housing contribution totalling £290,000. It was suggested that the provision of broadband would benefit the existing community and future occupiers of the development by reducing the need for car journeys and making the site and village more sustainable. The provision of the broadband connection could be dealt with outside the S106 legal agreement, with a corresponding £50,000 reduction in the affordable housing contribution, reinforced by an informative regarding its delivery.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed that subject to the prior completion of a S106 legal agreement, including a reduced contribution of £240,000 towards affordable housing off-site having regard to the proposed provision of a broadband connection, the Head of Planning and Development be given delegated powers to grant permission subject to conditions and informatives. In making this decision, the Committee felt that the amended proposal was a sustainable approach to the use of this redundant brownfield site and that the benefits for the local community, economy, landscape and wildlife were sufficient to outweigh any disbenefit arising from the development proposals.

**RESOLVED:**

1. That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Partnership may advise to secure the following summarised contributions:

- A contribution of £240,000 towards affordable housing provision off-site;
- A contribution of £33,053 towards the provision of primary education;
- A contribution of £18,864 towards NHS provision;
- A contribution of £22,050 towards off-site provision of public open space; and
- A contribution of £672 towards library book stock,

the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the report, as amended by the second urgent update report, and the additional condition set out in the first urgent update report, with an additional informative as follows:

The Council expects to see the £50,000 reduction in the affordable housing contribution allocated towards the provision of the broadband connection for the benefit of the community.

2. That the Head of Planning and Development be given delegated powers in consultation with the Head of Legal Partnership to negotiate and agree the precise details of the S106 legal agreement.

**Voting:**        12 – For        0 – Against        0 – Abstentions

89. 15/509015 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, TOGETHER WITH NON-RESIDENTIAL USES INCLUDING POTENTIALLY A1 (RETAIL), A3 (SALE OF FOOD AND DRINK ON THE PREMISES E.G. RESTAURANT), A4 (PUBLIC HOUSE), D1(A) (MEDICAL USE), D1(B) (CRECHE/DAY CENTRE/DAY NURSERY), OR B1 (OFFICE), UP TO 0.4 HA OF LAND RESERVED FOR C2 (RESIDENTIAL CARE), THE RESERVATION OF 2.1 HA OF LAND FOR PRIMARY EDUCATION (USE CLASS D1), PUBLIC OPEN SPACE IN THE FORM OF NATURAL GREEN SPACE, PLAY FACILITIES AND INFORMAL OPEN SPACE TOGETHER WITH LANDSCAPING, PARKING, FOOTPATH AND CYCLE LINKS AND THE NECESSARY SERVICING, DRAINAGE AND THE PROVISION OF NECESSARY UTILITIES INFRASTRUCTURE, WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION WITH THE EXCEPTION OF ACCESS - LAND SOUTH OF SUTTON ROAD, LANGLEY, KENT

The Committee considered the report and the urgent update reports of the Head of Planning and Development.

Councillor Taylor-Maggio of Langley Parish Council (against), Mrs Etherington, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

**RESOLVED:**

1. That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Partnership may advise to secure the following:

- A financial contribution of £1,000.00 per dwelling towards the provision of health facilities at the Orchard Langley Surgery and/or Wallis Avenue Surgery OR the provision of on-site health facilities to be determined at reserved matters stage;
- A financial contribution of £5,625.00 per dwelling (assuming 1 Form Entry School required) for provision of a primary school on a site of a minimum of 1.2 hectares but cascade approach to allow for 2.1 hectares if the needs of the development requires it, through reserved matters process. If required the additional land to be provided at agricultural land value;
- A financial contribution of £750.00 per dwelling towards on or off-site community facilities, proposed as part of the development;
- The provision of 30% affordable housing with a 60/40 tenure split in favour of Affordable Rent including 16 Wheelchair Accessible Homes;
- The provision of a minimum 19.77 hectares of public open space as shown on drawing number RD1557\_PP\_104 Rev. M;
- A financial contribution of £2,359.80 per dwelling towards the expansion of the Cornwallis Academy (secondary education);
- A financial contribution of £30.70 per dwelling towards the refurbishment required at St Faiths Adult Education Centre in Maidstone to provide additional capacity to meet the needs of the additional attendees (community learning contribution);
- A financial contribution of £8.49 per dwelling towards additional equipment required to support the additional attendees at the Fusion Café youth project (youth services contribution);
- A financial contribution of £48.02 per dwelling towards additional library book stock required to mitigate the impact of the new borrowers from this development;
- A financial contribution of £53.88 per dwelling towards the cost of providing additional services for this proposed development, namely accessibility improvements to a community building local to the development where social care services are delivered by KCC or a third party (social care contribution);
- The provision of a travel plan, public transport incentives, including free taster tickets for local buses and a contribution towards monitoring of the travel plan;
- A Landscape and Ecological Management Plan, to include:
  - Description and evaluation of features to be managed;

Aims and objectives of management;  
Management prescriptions for achieving aims and objectives;  
Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);  
Details of the body or organisation responsible for implementation of the plan;  
Details of on-going species and habitat monitoring; and  
Provision for remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery;

- Appropriate financial contributions for significant highways and transport improvements to include the following elements that are subject to further negotiations:

A per dwelling contribution for the signalisation of Junction 7 of the M20;

A per dwelling contribution for bus prioritisation measures on the A274;

A per dwelling contribution for improvements to bus services to/from the site with the prioritisation of high quality bus services serving Headcorn Railway Station, Bearsted Railway Station and the Cornwallis Academy with Real Time Information, Fast Track etc.;

A per dwelling contribution for the improvement of the junction of Loose Road/Armstrong Road/Park Way;

A per dwelling contribution for the improvement of the junction of the A20 Ashford Road/Willington Street;

Improvements to the junction of the A274 Sutton Road/St Saviours Road as per condition 28;

Improvements to public footpath KH365 to a cycle track, surface of KH369, surface of KH365 and dedication as cycle link;

Connections to the existing cycle network from Park Wood to the town centre and by upgrading the PROW network to accommodate cycles;

A new pedestrian and cycle route will be provided running east-west from Sutton Road to Brishing Road connecting with the planned route through the adjacent site at Langley Park; and

The provision of additional pedestrian and cycle crossings across the A274 in the vicinity of Langley Church/Horseshoes Lane and in the vicinity of Rumwood Court.

*Per dwelling contributions to be based on the South East Maidstone Highway Mitigation Apportionment Table attached as Appendix A to the report of the Head of Planning and Development subject to any subsequent amendments negotiated and agreed by the Head of Planning and Development acting under delegated powers.*

- Annual monitoring and reporting of the effect of displaced traffic on highway routes surrounding the site (“rat-running” monitoring);
- A financial contribution towards suitable mitigation measures to combat any significant adverse traffic flow conditions as may be established by the monitoring exercise to be conducted;
- The establishment of a “development monitoring committee” prior to the submission of the first reserved matters application to be responsible for the review of all aspects of the development, including design, phasing, quality etc., with such members to include an Officer of the Borough Council, Ward Member(s), representatives of the appropriate Parish Council(s) and a representative of the developers; and
- A financial contribution towards the setting up and running of this “development monitoring committee”,

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions and informatives set out in the report and the additional conditions set out in the first urgent update report (relating to air quality, retention of public open space and no development east of PROW 369), with the amendment of condition 3 as follows:

Condition 3 (Landscaping)

Add sub-section:

n) Landscape details shall include “green fingers” down to Langley Loch, screening to protect views from the A274 and B2163 and a wooded buffer zone next to the A274 with the retention of existing vegetation.

2. That the Head of Planning and Development be given delegated powers to negotiate and agree any subsequent amendments to the South East Maidstone Highway Mitigation Apportionment Table.
3. That the Head of Planning and Development be given delegated powers in consultation with the Head of Legal Partnership to negotiate and agree the precise details of the S106 legal agreement in respect of this application.

Voting:      5 – For      4 – Against      4 – Abstentions

**FURTHER RESOLVED:** That the Communities, Housing and Environment Committee be recommended to look at how the Sutton Road/Loose Road area can be built into any action plan for air quality mitigation having regard to the developments coming forward.

Voting:      12 – For      0 – Against      1 – Abstention

Councillor Round left the meeting after consideration of this application (8.20 p.m.).

90. 15/509251 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND ASSOCIATED WORKS, INCLUDING PROVISION OF PUBLIC OPEN SPACE. (ALL MATTERS RESERVED FOR FUTURE CONSIDERATION WITH THE EXCEPTION OF ACCESS) - LAND NORTH OF BICKNOR WOOD, SUTTON ROAD, MAIDSTONE, KENT

The Committee considered the report and the urgent update reports of the Head of Planning and Development.

Mr Barker, an objector, Councillor Aplin of Otham Parish Council (against), Councillor Greenhead of Downswood Parish Council (against), Mr Goodban, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

**RESOLVED:**

1. That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Partnership may advise to secure the following:
  - A financial contribution of £978.34 per dwelling towards the provision of health facilities at one of the following surgeries: Wallis Avenue Surgery, Mote Medical Practice, Northumberland Court, Downswood Surgery, Grove Park Surgery;
  - A financial contribution of £6,460.00 per dwelling towards the construction of Langley Park Primary School and Langley Park Primary School site acquisition;
  - A financial contribution of £272.00 per dwelling towards improvements to existing off-site open space facilities at Senacre Recreation Ground;
  - The provision of 30% affordable housing with a 60/40 tenure split in favour of Affordable Rent including 2 (two) Wheelchair Accessible Homes;
  - The provision of a minimum 5.8 hectares of public open space;
  - A financial contribution of £2,274.84 per dwelling towards the third phase of the expansion of the Cornwallis Academy (secondary education);
  - A financial contribution of £30.70 per dwelling towards the refurbishment required at St Faiths Adult Education Centre in Maidstone to provide additional capacity to meet the needs of the additional attendees (community learning contribution);



- A financial contribution of £8.49 per dwelling towards additional equipment required to support the additional attendees at the Fusion Café Youth project (youth services contribution);
- A financial contribution of £48.02 per dwelling towards additional library book stock required to mitigate the impact of the new borrowers from this development;
- A financial contribution of £53.88 per dwelling towards the cost of providing additional services for this proposed development, namely accessibility improvements to a community building local to the development where social care services are delivered by KCC or a third party (social care contribution);
- A Landscape and Ecological Management Plan, to include:

Description and evaluation of features to be managed to include the long term maintenance and management of the SUDS schemes located in the buffer zone to the southern boundary;  
 Aims and objectives of management;  
 Management prescriptions for achieving aims and objectives;  
 Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);  
 Details of the body or organisation responsible for implementation of the plan;  
 Details of on-going species and habitat monitoring; and  
 Provision for remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

- Appropriate financial contributions for significant highways and transport improvements to include the following elements that are subject to further negotiations:

A per dwelling contribution towards the A274 Sutton Road/Willington Street/Wallis Avenue junction improvements;  
 A per dwelling contribution towards bus prioritisation measures from the Willington Street junction to the Wheatsheaf junction;  
 and

A per dwelling contribution for improvements to bus services to/from the site with the prioritisation of high quality bus services serving Headcorn Railway Station, Bearsted Railway Station and the Cornwallis Academy with Real Time Information, Fast Track etc.

*Per dwelling contributions to be based on the South East Maidstone Highway Mitigation Apportionment Table attached as Appendix A to the report of the Head of Planning and Development subject to any subsequent amendments negotiated and agreed by*

*the Head of Planning and Development acting under delegated powers.*

- Annual monitoring and reporting of the effect of displaced traffic on highway routes surrounding the site (“rat-running” monitoring);
- A financial contribution towards suitable mitigation measures to combat any significant adverse traffic flow conditions as may be established by the monitoring exercise to be conducted;
- The establishment of a “development monitoring committee” prior to the submission of the first reserved matters application to be responsible for the review of all aspects of the development, including design, phasing, quality etc., with such members to include an Officer of the Borough Council, Ward Member(s), representatives of the appropriate Parish Council(s) and a representative of the developers; and
- A financial contribution towards the setting up and running of this “development monitoring committee”,

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions and informatives set out in the report and the additional condition set out in the first urgent update report (relating to air quality) with the deletion of suggested condition 23 limiting the number of dwellings, the amendment of conditions 3, 13, 19 and 31 and an additional informative as follows:

Condition 3 (Landscaping) (amended)

Amend sub-section:

d) The provision of a 15m wide protective buffer zone along the entire southern boundary of the site, adjacent with Bicknor Wood, excluding footways. The buffer zone shall be fenced off in accordance with BS 5837 2012 before and during construction; and thereafter fenced off in accordance with details to be submitted to and approved by the Local Planning Authority. The approved fencing shall be maintained thereafter.

Add sub-section:

q) Details of the location of flood attenuation swales and ponds within the 15m buffer zone to the south and such features shall not affect root protection areas.

Condition 13 (Arboricultural Implications Assessment) (amended)

Add to the condition:

The details shall include a constraints plan and how the areas are to be fenced which shall include the use of scaffolding to secure the fencing for the duration of the build.

Condition 19 (Highways and Access) (amended)

Amend sub-section:

e) On-site footways shall be constructed before the dwellings to which they serve are first occupied, including the provision of a PROW to the Bicknor Farm site to the south west. At no time shall development take place that would preclude these accesses being opened up. The details of the new PROW shall ensure a naturalistic approach to the surface of the footpath to include limestone chippings or bark surfacing, and not black top, and the footpath shall not be adopted.

Reason: In the interests of good accessibility and sustainable travel and to ensure acceptable appearance through the site.

Condition 31 (Design Principles Statement) (amended)

Amend the condition to read:

No construction of the development above ground level hereby permitted shall take place until a Design Principles Statement has been submitted to and approved in writing by the Local Planning Authority. The development proposals shall be of a high standard of design and sustainability incorporating the use of vernacular materials taking their cue from the local context. The development shall be carried out in accordance with the approved details.

Additional Informative

The reserved matters must be reported back to the Planning Committee for consideration rather than dealt with under delegated powers.

2. That the Head of Planning and Development be given delegated powers to negotiate and agree any subsequent amendments to the South East Maidstone Highway Mitigation Apportionment Table.
3. That the Head of Planning and Development be given delegated powers in consultation with the Head of Legal Partnership to negotiate and agree the precise details of the S106 legal agreement in respect of this application.

Voting:      4 – For      4 – Against      4 – Abstentions

The Chairman used his casting vote in favour of approval.

Councillor Harwood left the meeting after consideration of this application (21.55 p.m.).

91. 14/506264 - RESIDENTIAL DEVELOPMENT OF 271 DWELLINGS INCLUDING 30% AFFORDABLE HOUSING, ACCESS AND ASSOCIATED INFRASTRUCTURE (AMENDED 08.03.2016) - LAND AT BICKNOR FARM, SUTTON ROAD, LANGLEY, KENT

The Committee considered the report and the urgent update reports of the Head of Planning and Development.

Ms Lamb addressed the meeting on behalf of the applicant.

**RESOLVED:**

1. That the Planning Inspectorate be informed that if the applicant had not lodged an appeal against non-determination, the Council would have granted planning permission subject to the completion of a S106 legal agreement and the imposition of suitable planning conditions as necessary to make the proposed development acceptable in planning terms.
2. That the S106 legal agreement would have provided the following:
  - The provision of 30% affordable residential units within the application site; the tenure split to be 38% shared ownership (31 units) and 62% social rented (50 units);
  - A financial contribution of £798,095.00, as calculated in Appendix A to the report of the Head of Planning and Development, towards improvements to capacity at the junctions of Willington Street/Wallis Avenue and Sutton Road to be secured prior to commencement of development subject to final amendments to be negotiated between the Head of Planning and Development acting under delegated powers and developers;
  - A financial contribution of £365,850.00, as calculated in Appendix A to the report of the Head of Planning and Development, towards the subsidy required to enable the improvement of the bus service on routes 12 and 82 out to Bicknor Farm and into the land south of Sutton Road development with the prioritisation of high quality bus services serving Headcorn Railway Station, Bearsted Railway Station and the Cornwallis Academy with Real Time Information, Fast Track etc., subject to final amendments to be negotiated between the Head of Planning and Development acting under delegated powers and developers;
  - A financial contribution of £611,243.84 towards the land acquisition costs for provision of a new school at Langley Park and £905,000.00 towards construction costs;

- A financial contribution of £37,453.72 towards the community facility being delivered as part of the new school at Langley Park;
  - A financial contribution of £533,904.75 towards the construction of a phase of extending the Cornwallis Academy, Maidstone;
  - A financial contribution of £13,012.28 towards libraries to address the demand from the development for additional book stock;
  - A financial contribution of £108,400.00 towards the improvement, maintenance, refurbishment and replacement of off-site facilities for play equipment and play areas, ground works, outdoor sports provision and pavilion facilities at Senacre Recreation Ground;
  - A financial contribution of £210,960.00 towards the upgrade of facilities as required at the Wallis Avenue Surgery, Orchard Surgery Langley, Mote Medical Practice and Northumberland Court Surgery;
  - Annual monitoring and reporting of the effect of displaced traffic on highway routes surrounding the site (“rat-running” monitoring);
  - A financial contribution towards suitable mitigation measures to combat any significant adverse traffic flow conditions as may be established by the monitoring exercise to be conducted;
  - The establishment of a “development monitoring committee” to be responsible for the review of all aspects of the development, including design, phasing, quality etc., with such members to include an Officer of the Borough Council, Ward Member(s), representatives of the appropriate Parish Council(s) and a representative of the developers; and
  - A financial contribution towards the setting up and running of this “development monitoring committee”.
3. That the conditions that would have been imposed be as set out in the report of the Head of Planning and Development, as amended by the first urgent update report, and the additional conditions set out in the first urgent update report (relating to ducting, architectural detailing and air quality) with the amendment of conditions 8, 9 and 10 and an additional condition as follows:

Condition 8 (Landscape and Ecological Management Plan) (amended)

Add sub-section:

- l) Details of the management of an on-site play area.

Condition 9 (Landscaping) (amended)

Add sub-section:

v) Details of tree planting to create a strong boundary treatment to the immediate north of the site to create a landscape corridor between Bicknor Wood and Belts Wood.

Condition 10 (PROW KM94) (amended)

Prior to commencement of development, full details of the alignment of public footpath PROW KM94 together with surfacing material details shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure a naturalistic approach to the surface of the footpath to include limestone chippings or bark surfacing, and not black top, and the footpath shall not be adopted.

The works shall be carried out in accordance with the approved details prior to occupation of the first dwelling.

Reason: The submitted plan no 22663A/SK01 does not show the definitive alignment of the PROW and to ensure good quality connectivity and acceptable appearance through the site.

Additional Condition – On Site Play Area

Prior to the commencement of development full details of an equipped children's on-site play area to be provided as part of the public open space shall be submitted to and approved by the Local Planning Authority. The approved play area shall be available for use before the first occupation of the housing hereby permitted. The details shall include the location of the play area; and the arrangement and design of play equipment to be provided.

Reason: In order to ensure that the occupiers of the housing are provided with adequately set out and equipped play space for children.

Voting:      4 – For      1 – Against      6 – Abstentions

4. That the Head of Planning and Development be given delegated powers in consultation with the Head of Legal Partnership to negotiate and agree the precise details of the S106 legal agreement to be submitted to the Planning Inspectorate as part of the appeal process.

Voting:      10 – For      0 – Against      1 – Abstention

92. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received since the last meeting.

**RESOLVED:** That the report be noted.

93. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

94. DURATION OF MEETING

6.00 p.m. to 10.25 p.m.