

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

29 November 2012

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Brian Stead David Allam</p> <p>LBH Officers Present:</p> <p>Matthew Duigan, Planning Services Manager Adrien Waite, Major Applications Manager Syed Shah, Principle Highway Engineer Rory Stracey, Legal Advisor Danielle Watson, Democratic Services Officer.</p> <p>Also Present: Councillor Douglas Mills for items 6, 7 and 8.</p>	
170.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Mo Khursheed with Cllr Dave Allam substituting.</p>	Action by
171.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Brian Stead declared a non-pecuniary interest in Item 9 as it was in his ward and remained in the room to discuss and vote on the item.</p> <p>Councillor Dominic Gilham declared a pecuniary interest in Item 9 and left the room whilst the item was discussed.</p>	Action by
172.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 25 SEPTEMBER AND 9 OCTOBER 2012 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 25 September and 9 October 2012 were agreed as a correct record.</p>	Action by
173.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p>	Action by

	There were no matters notified in advance or urgent.	
174.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public and all items marked Part 2 would be heard in private.</p>	Action by
175.	<p>THE OLD VINYL FACTORY SITE, BLYTH ROAD, HAYES - 59872/APP/2012/1838 (<i>Agenda Item 6</i>)</p> <p>Outline planning application for a mixed use development of the Old Vinyl Factory site, including the demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm (112,953 sqm includes the retention and re-use of 784 sqm of the Power House and 901 sqm Pressing Plant) of up to 510 residential units (maximum area of 49,000 sqm GEA), up to 7,886 sqm of new B1 floorspace, up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700 sqm of D1 and D2 uses, an energy centre (up to 950 sqm), car parking, works to access and creation of new accesses and landscaping.</p> <p>Officers introduced the report and outlined the changes as per the addendum.</p> <p>The site had previously failed to attract new tenants in significant numbers and, as a result, a number of the existing buildings have fallen into disrepair and the regeneration had not materialised. The application sought to create a new urban quarter with the potential for up to 4,000 jobs on the site with further jobs created, indirectly, off site.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petition and applicant and raised the following points:</p> <ul style="list-style-type: none"> • That previous applications did not have the right concept. • The proposed development would create extra jobs on-site. • Planning requirements had been met. • It was important that the proposals were moved forward. • A cinema and restaurant had already showed interest and committed. • The application would contribute to public realm and town centre improvements. <p>The Chairman read the Committee an email received from Cllr Janet Gardner who was a Ward Councillor. The email stated that Cllr Gardner was a local resident on the periphery of the application site and supported the proposals. Originally Cllr Gardner was not happy to learn that a development would be built in such close proximity to her</p>	Action by

home. However, following several meetings with the developer and having viewed the plans Cllr Gardner was now excited about the proposals and the developers' enthusiasm to put Hayes back on the map.

The Head of Planning, Sport and Green Spaces informed Members that a letter had been received from TFL regarding highway modelling issues which was attached to the addendum. Members discussed other planning applications in the local area which had been approved, or were waiting for approval. Members questioned whether any future traffic modelling plans would incorporate the recently approved ASDA site, the HPH Millington Road applications and the Vinyl Factory. Officers confirmed that all sites would be incorporated into any future traffic modelling plans to ensure a solution that works as a whole.

Members were concerned about the proximity of the railway line and the noise effect it could have on residents. Officers assured Members that an acoustic barrier would be installed prior to any works being carried out. There was also concern made regarding the windows and whether they could be opened. Officers assured Members that there would be adequate ventilation and the windows were designed to minimise the noise impact. It was noted that this extra preventative was above and beyond planning policy.

Members welcomed the proposals and noted the benefits that the development would bring to Hayes. It was noted that any major changes to the planning applications for the Vinyl Factory would be brought back to the Committee for a decision.

Members agreed to amend recommendation 4 to read 'Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in full accordance with Phasing Plan Ref: 9004 rev 05.'

Members agreed to amend the height limit condition in the addendum to read: 'No building hereby permitted, other than the chimney stack of the powerhouse, shall exceed 67.93m AOD.'

The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.

Resolved:

- 1. That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008).**
- 2. That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning & Enforcement to grant planning permission, subject to any relevant amendments requested by the**

Government Office for London or the Greater London Authority and the following:

A. That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) and/or Section 278 and S38 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

1. Employment Safeguarding: A programme of work to secure the refurbishment of the record store building. The programme is to ensure phased restoration of the Record Store building to shell and core status. Shell to be refurbished prior to occupation of the 140th unit, with the ground floor also being fitted out to core standards at that time. At the time the ground floor is 75% let then the owner shall then fit out the first floor to core standards inclusive of the lifts. At the time the first floor is 75% let then the core works to the second shall be completed. This process to continue until the shell and core of all floors of the building have been refurbished.

2. Construction Training: Either a contribution equal to the formula as contained in the planning obligations SPD or an in-kind scheme delivered during all the construction phases of the development is to be agreed and implemented.

3. Employment Strategy: An employment strategy for the site which facilitates and promotes the employment of local people on site.

4. Energy Centre Provision: An obligation to secure delivery of the Energy Centre and any necessary alternative energy measures.

5. Public Realm/Town Centre Improvements: a financial contribution of £187,428.07.

6. Affordable Housing: 5% of the total scheme is to be delivered as affordable housing. A review mechanism will be incorporated into the s106 agreement to identify and secure additional affordable housing in the event of an uplift in land value as a result of improved economic conditions in the future (any increase will either be delivered on site or as a payment in lieu).

7. Education: A financial contribution in line with the formula as contained in the Planning Obligations SPD, revised Chapter 4 Education will be delivered.

8. Community Facility: Either the delivery of a music (EMI) museum on the site or a financial contribution in the sum of £100,000 to be secured.

9. Health: A financial contribution in line with the formula as contained in the Planning Obligations SPD equal to £216.67 per person.

10. Libraries: A financial contribution in line with the formula as contained in the Planning Obligations SPD equal to £23 per person.

11. Highways: A s278/38 agreement is required to be entered into to address all highways works as required by the Council's highways engineer.

12. Public Transport: A contribution in the sum of £20,000 has been sought by TfL: £10,000 for bus stop improvements on Clarendon Road and £10,000 towards Legible London Signing.

13. Travel Plans: Travel Plans are to be prepared and adhered to for the different aspects of this mixed use scheme.

14. Controlled Parking Scheme: To undertake a parking study and implement the findings of the study the cost of which is to be met by the developer. The use of the existing s106 funds from the partially implemented extant scheme of £32,805.07 are to be utilised towards any parking scheme that is required as a result of the study. In the event that no controlled parking measures are required then these funds are to be incorporated into the Public Realm/Town Centre contribution.

15. Air Quality: A contribution in the sum of £25,000 for the local air quality monitoring network is required.

16. Project Management and Monitoring Fee: in line with the Planning Obligations SPD a contribution equal to 5% of the total cash contribution secured from the scheme to enable the management and monitoring of the resulting agreement is required.

17. Crossrail Contribution/Mayoral CIL: Payment to the GLA either the Mayoral CIL or a Cross Rail contribution (required under the operative Crossrail SPG), which ever is the greater amount.

B. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

C. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

D. If the Legal Agreement/s have not been finalised within 6 months, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, housing, construction and employment training

	<p>facilities and off site highways works). The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.'</p> <p>E. That the application be approved subject to the conditions outlined in the officers report and changes as per the addendum.</p>	
176.	<p>THE OLD VINYL FACTORY SITE, BLYTH ROAD, HAYES - 59872/APP/2012/1839 (<i>Agenda Item 7</i>)</p> <p>Erection of roof top extension comprising 2,914 sqm GEA of B1 office floorspace above the existing Cabinet Building (in form of three cabinets with interlinking canopies), a new 155 sqm GEA entrance canopy at ground level and new 150 sqm GEA external escape staircase (total maximum combined area of 3,219 sqm GEA)</p> <p>Officers introduced the report and outlined the changes as per the addendum.</p> <p>Members discussed this item in detail with item 6.</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved: That the application be approved subject to the conditions outlined in the officer's report and changes as per the addendum.</p>	<p>Action by</p> <p>James Rodger and Adrien Waite.</p>
177.	<p>THE OLD VINYL FACTORY SITE, BLYTH ROAD, HAYES - 59872/APP/2012/1840 (<i>Agenda Item 8</i>)</p> <p>Demolition and partial demolition of up to and including 12,448sqm of buildings within the Old Vinyl Factory site. (Application for conservation area consent.)</p> <p>Officers introduced the report and outlined the changes as per the addendum.</p> <p>Members discussed this item in detail with item 6.</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved: That the application be approved subject to the conditions outlined in the officer's report and changes as per the addendum.</p>	<p>Action by</p> <p>James Rodger and Adrien Waite.</p>
178.	<p>UXBRIDGE HIGH SCHOOL, THE GREENWAY, UXBRIDGE - 6528/APP/2012/1932 (<i>Agenda Item 9</i>)</p>	<p>Action by</p>

Erection of an indoor sports facility, 3m acoustic fence and associated works.

Cllr Gilham declared a pecuniary interest in this item and left the room for this item.

Officers introduced the report and outlined the changes made as per the addendum.

Members discussed the loss of Green Belt and playing field. The Head of Planning, Sport and Green Spaces, James Rodger advised Members that no objections had been received from Sport England, English Heritage or local residents who had objected to previous planning applications. Members agreed that although building on Green Belt was normally not supported by the local community that under special circumstances, such as this application, it was acceptable.

Members sought clarification on whether the Science Block at Uxbridge High School had planning approval; the Chairman confirmed that it had been given. The Head of Planning, Sport and Green Spaces, James Rodger, offered further clarification that the applicant would relinquish their right to build the previous planning application (ref:6528/APP/2007/2074) sought in 2007. The Phase 2 building would be directly adjacent to the new sports hall and therefore could not be built in its approved form. The school would have to submit a new planning application which would take into account the sports hall.

Members discussed issues regarding noise and light impact and were informed that the facility would only be used during its operating hours and light sensors were expected to be used within the building when facilities and rooms were not in use.

The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.

Resolved:

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended or other appropriate legislation to ensure:

(i) That if this consent is implemented then the Phase 2 proposals approved under planning reference 6528/APP/2007/2074, granted on 8 October 2007 shall not be implemented.

(ii) The submission of a School Use Scheme for the approval in writing by the Local Planning Authority. The Scheme shall include hours of use, access to the grass pitches and the artificial pitch by school pupils and staff and details of coaching provided by Brentford FC.

2. That in respect of the application for planning permission, the

**James
Rodger and
Adrien
Waite.**

	<p>applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.</p> <p>3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p> <p>4. If the S106 Agreement has not been finalised by the 28 May 2013, or such other timeframe that may be agreed by the Head of Planning Sport and Green Spaces, the application be refused for the following reason: The cumulative impact of the proposal and previously approved but unimplemented development on the school site, by reason of their siting, height and bulk and associated infrastructure works, would result in an urbanising effect and have a detrimental impact on the open character, amenity and function of the Green Belt and on the character of the area generally, contrary to Policies OL1,,BE38 and BE13 of the Unitary Development Plan Saved Policies (September 2007), Hillingdon Local Plan Part 1 Policy EM2, London Plan Policy 7.16 and the NPPF.</p> <p>5. That the application be approved subject to the conditions outlined in the officers report and changes as per the addendum.</p>	
179.	<p>HPH 4, MILLINGTON ROAD, HAYES - 40652/APP/2012/2030 <i>(Agenda Item 10)</i></p> <p>Erection of a four storey building to provide 6,966sq.m of Class B1(a) Office floorspace, provision of 72 associated car parking spaces at basement level, associated landscaping and ancillary works.</p> <p>Officers introduced the report and outlined the changes made as per the addendum. Members discussed the application in further detail.</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <p>1. That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008).</p> <p>2. That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning & Enforcement to grant planning permission, subject to any relevant amendments requested by the Greater London Authority and the following:</p>	Action by

A. That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) and/or Section 278 and S38 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

1. Construction Training: An in-kind scheme delivered during the construction phase of the development, with the scheme to be submitted to and approved prior to the commencement of the development.

2. Employment Strategy: Prior to occupation of the development an employment strategy is to be prepared and agreed in writing with the council, demonstrating how local people will be given access to job opportunities on the site.

3. Public Realm: Prior to the commencement of either HPH 4 or HPH5, whichever comes first, a scheme shall be submitted to and approved in writing by the council addressing improvements to the public realm within the vicinity of the site. As a minimum the scheme shall address landscaping improvements to the land immediately adjacent to the site and the Dawley Road roundabout.

4. Carbon Off-Setting: A financial contribution of the sum of £15,660 is to be secured.

5. Air Quality: A financial contribution of the sum of £12,500 is to be secured.

6. Travel Plan: A Travel Plan is to be prepared to TfL guidelines and adhered to for the life of the development.

7. Highways: Relevant legal agreements are required to be entered into to address all highways works as required by the Council's highways engineer.

8. Pedestrian Environment Review (PERs): A pedestrian environment review shall be undertaken and any works identified as part of this review shall be undertaken by the applicant.

9. Project Management and Monitoring Fee: A financial contribution to the sum of 5% of the total cash contributions is to be secured.

10. Crossrail Contribution: Under the operative Crossrail SPG the sum of £219,990 is required to be made. In the event that this payment is less than that of the Mayoral CIL then no payment is due under this obligation.

C. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

D. If the Legal Agreement/s have not been finalised within 6 months, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse planning permission for the

	<p>following reason: 'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of air quality, carbon emissions, construction and employment training facilities and off site highways works). The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.'</p> <p>E. That the application be approved subject to the conditions outlined in the officers report and changes as per the addendum.</p>	<p>James Rodger and Adrien Waite.</p>
<p>180.</p>	<p>HPH 5, MILLINGTON ROAD, HAYES - 45753/APP/2012/2029 <i>(Agenda Item 11)</i></p> <p>Erection of four storey building to provide 13,880sq.m of Class B1(a) Office floorspace, provision of car parking spaces at surface and basement level, associated landscaping and ancillary works.</p> <p>Officers introduced the report and outlined the changes made as per the addendum.</p> <p>The Head of Planning, Sport and Green Spaces, James Rodger, discussed a letter received from the applicant. Members were happy to hear that terms had been agreed with Rackspace Hosting who currently occupied a space on the Hyde Park site and noted the additional employment benefits it would bring to the local area.</p> <p>Members noted a typing error on condition 3 which indicated a planning application for a 5 storey building. Officers assured Members that the application was for a 4 storey building.</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <p>1. That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008).</p> <p>2. That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning & Enforcement to grant planning permission, subject to any relevant amendments requested by the Greater London Authority and the following:</p> <p>A. That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) and/or Section 278 and S38 of the Highways Act</p>	<p>Action by</p> <p>James Rodger and Adrien Waite.</p>

1980 (as amended) or other appropriate legislation to secure:

1. Construction Training: An in-kind scheme delivered during the construction phase of the development, with the scheme to be submitted to and approved prior to the commencement of the development.

2. Employment Strategy: Prior to occupation of the development an employment strategy is to be prepared and agreed in writing with the council, demonstrating how local people will be given access to job opportunities on the site.

3. Public Realm: Prior to the commencement of either HPH 4 or HPH5, whichever comes first, a scheme shall be submitted to and approved in writing by the council addressing improvements to the public realm within the vicinity of the site. As a minimum the scheme shall address landscaping improvements to the land immediately adjacent to the site and the Dawley Road roundabout.

4. Carbon Off-Setting: A financial contribution of the sum of £59,160 is to be secured.

5. Air Quality: A financial contribution of the sum of £12,500 is to be secured.

6. Travel Plan: A Travel Plan is to be prepared to TfL guidelines and adhered to for the life of the development.

7. Highways: Relevant legal agreements are required to be entered into to address all highways works as required by the Council's highways engineer.

8. Pedestrian Environment Review (PERs): A pedestrian environment review shall be undertaken and any works identified as part of this review shall be undertaken by the applicant.

9. Project Management and Monitoring Fee: A financial contribution to the sum of 5% of the total cash contributions is to be secured.

10. Crossrail Contribution: Under the operative Crossrail SPG the sum of £416,400 is required to be made. In the event that this payment is less than that of the Mayoral CIL then no payment is due under this obligation.

C. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

D. If the Legal Agreement/s have not been finalised within 6 months, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the

	<p>improvement of services and facilities as a consequence of demands created by the proposed development (in respect of air quality, carbon emissions, construction and employment training facilities and off site highways works). The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.'</p> <p>E. That the application be approved subject to the conditions outlined in the officers report and changes as per the addendum.</p>	
181.	<p>NORWICH UNION HOUSE, 1 - 3 BAKERS ROAD, UXBRIDGE - 8218/APP/2011/1853 (<i>Agenda Item 12</i>)</p> <p>Redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements.</p> <p>Officers introduced the report and outlined the changes made as per the addendum.</p> <p>Members were concerned about the distance between the proposed flats and the existing hotel located next door. Officers advised that there was a distance of 5 metres between the proposed flats and neighbouring hotel and that noise was more of concern than the outlook and light.</p> <p>Members were also concerned about construction arrangements surrounding delivery and storage and the impact it would have on Uxbridge Bus Station. The Head of Planning, Sport and Green Spaces informed Members that approval was also subject to condition 19 of the Officers report.</p> <p>Members discussed the parking arrangements and questioned why there was only one proposed disabled parking bay. Members were concerned over whether residents would be able to accept deliveries if the disabled bay was in use. Officers explained that there was a loading bay located opposite the site which was available for anyone to use. Members were concerned that there was less parking provision for residents than the neighbouring hotel.</p> <p>Members felt that a site visit was appropriate and a recommendation for deferral was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved – That the application be deferred for Committee Members to carry out a site visit.</p>	Action by
182.	<p>HERITAGE PRIMARY SCHOOL. BELMONT ROAD, UXBRIDGE - 3345/APP/2012/2036 (<i>Agenda Item 13</i>)</p> <p>Demolition of school and former caretaker's house to allow for the comprehensive redevelopment of the site to provide a new</p>	Action by

	<p>school, Multi Use Games Area (MUGA), car parking, landscaping and associated development.</p> <p>Officers introduced the report and outlined the changes made as per the addendum.</p> <p>Members discussed the application. Members were concerned about the impact the application would have on pupils' education. The Head of Planning, Sport and Green Spaces informed Members that temporary classrooms would be used whilst building works to the school were carried out. The works were expected to be completed in 2018.</p> <p>Members also discussed the proposed lifts and whether they were big enough to accommodate a disabled child and teacher. Officers stated they would refer this to the Council's Access Officer and add as an extra condition to the application.</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum and extra condition was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <p>That subject to receipt of no objections being received from Sport England, delegated powers were given to the Head of Planning, Sport and Green Spaces to grant planning permission subject to the conditions outlined in the officers report, any additional conditions recommended by Sports England, changes set out in the addendum and additional condition regarding access.</p>	<p>James Rodger and Adrien Waite.</p>
<p>183.</p>	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local</i></p>	<p>Action by</p> <p>James Rodger and Adrien Waite.</p>

	<i>Government (Access to Information) Act 1985 as amended).</i>	
184.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger and Adrien Waite.</p>
185.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger and Adrien Waite.</p>
186.	ENFORCEMENT REPORT (<i>Agenda Item 17</i>)	Action by

	<p>The recommendation contained in the officer's report with the changes outlined in the addendum was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>James Rodger and Adrien Waite.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 9.26 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.