

# MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE HELD IN MOSSLEY MILL ON MONDAY 21 DECEMBER 2015 AT 6.30 PM

In the Chair

Alderman R Swann

Committee

**Members Present** 

Aldermen - F Agnew, T Campbell, J Smyth

Councillors - T Beatty, J Bingham, B Duffin, T Hogg,

D Hollis, S Ross and B Webb

Non-Committee Members Present Alderman T Burns

Councillors - A Logue, N McClelland, V McWilliam,

P Michael

In Attendance

Mr Peter Fleming - Public Speaker Mr Vincent Connon - Public Speaker Mr Aiden Collins - Public Speaker

Ms Jennifer Mawhinney - Public Speaker Mr Michael Ferguson - Public Speaker Mr Azman Khairuddin - Public Speaker

**Officers Present** 

Chief Executive - Mrs J Dixon

Director of Community Planning & Regeneration -

Ms M McAlister

Head of Planning - Mr J Linden

Principal Planning Officer - Mr B Diamond Senior Planning Officer - Mr K O'Connell Legal Adviser (A&L Goodbody) - Ms C Fearon

Systems Support Officer - Mr A Cole

Media & Marketing Manager - Mrs N McCullough

Senior Mayor and Member Services Officer - Mrs K Smyth

Member Services Officer - Mrs D Hynes

#### **CHAIRMAN'S REMARKS**

The Chairman welcomed everyone to the monthly Planning Committee Meeting and reminded all present of the protocol for speaking and timeframes accorded.

# 1 APOLOGIES

None.

# 2 DECLARATIONS OF INTEREST

Item 3.11 - Councillor Hollis. Item 3.12 - Chief Executive.

PART ONE - PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES

### **DECISIONS ON PLANNING APPLICATIONS**

ITEM 3.1 - APPLICATION NO: T/2014/0478/F

**PROPOSAL:** 5 wind turbines, up to a maximum of 92.5m base to blade tip

height (up to 57m hub height and up 71m blade diameter), associated transformers, a permanent anemometer mast, extension of existing and construction of new site access tracks,

gates and road improvement works at the site entrance, substation and site control room, communication tower, electrical cabling, temporary site compound and all other

associated and ancillary works.

SITE/LOCATION: Land approximately 1km North of No. 71 Ballyutoag Road,

Belfast, Co Antrim, BT14 8SS

APPLICANT: Ballyutoag Wind Farm Ltd C/O TCI Renewables Limited

Kieran O'Connell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted Elected Member addressed the Committee and responded to enquiries from Members as requested -

• Alderman T Burns

Proposed by Councillor Duffin
Seconded by Councillor Beatty and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

### ITEM 3.2 - APPLICATION NO: T/2015/0099/O

Proposed residential development (96 dwellings), new access, PROPOSAL:

landscaping and other operational development

SITE/LOCATION: Lands at Beechvale Farm west of Ballytromery Road opposite

Ballytromery Avenue, south and south west of Baptist Church and Cumbria Lodge, south east of Tromery Drive, Crumlin

APPLICANT: Racarbry Developments Ltd

Kieran O'Connell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

Additional information had been circulated.

The undernoted Elected Members/public speakers addressed the Committee and responded to enquiries from Members as requested -

- Alderman T Burns
- Councillor A Logue
- Councillor P Michael
- Mr Peter Fleming

### Proposed by Councillor Webb

Seconded by Alderman Campbell that approval be granted subject to revised residential layout and appropriate roads infrastructure.

On the proposal being put to the meeting 2 Members voted in favour, 7 against and 2 abstentions -

In Favour:

Alderman Campbell and Councillor Webb

Against:

Aldermen Smyth, Swann and Councillors Beatty, Duffin, Hogg, Hollis

and Ross

Abstentions: Alderman Agnew and Councillor Bingham

#### The Chairman declared the proposal fallen.

Proposed by Councillor Beatty Seconded by Councillor Duffin and

on the proposal being put to the meeting 7 Members voted in favour, 1 against and 3 abstentions -

In Favour:

Aldermen Smyth, Swann and Councillors Beatty, Duffin, Hogg, Hollis

and Ross

Against:

Councillor Webb

Abstentions: Aldermen Agnew, Campbell and Councillor Bingham

#### It was agreed

that planning permission be refused for the following reasons:

- 1. The proposal is contrary to the Antrim Area Plan 1984-2001, the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed development fails to blend with the landform, existing trees, slopes and other natural features which provide a backdrop and therefore would not visually integrate into the surrounding landscape.
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to the rural character of the countryside.
- 4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would if permitted mar the distinction between the defined settlement limit of Crumlin and the surrounding countryside and result in unplanned urban sprawl.
- 5. The proposal is contrary to the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7: Quality Residential Environments in that the development fails to create a quality and sustainable residential layout and will have an adverse effect on existing and proposed development.

ITEM 3.3 - APPLICATION NO: U/2015/0069/F

PROPOSAL:

Proposed erection of 40 No. dwellings (comprising 5 No.

detached, 32 No. Semi-detached and 3 No. townhouses) and associated car parking, landscaping, site, road and access

works.

SITE/LOCATION:

Lands at Upper Hightown Road, to the south of Hightown

Terrace,

Newtownabbey

APPLICANT:

Latner 10 Developments Ltd

Kieran O'Connell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Bingham Seconded by Councillor Duffin and

on the proposal being put to the meeting 9 Members voted in favour, 2 against and no abstentions, it was agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

# ITEM 3.4 - APPLICATION NO: LA03/2015/0259/O

**PROPOSAL:** Site of infill dwelling and garage

SITE/LOCATION: 60m South of 91 Carntall Road, Newtownabbey, BT36 5SD

**APPLICANT:** Mr A Snoddy

Kieran O'Connell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

There were no public speakers to address this item.

Proposed by Councillor Webb Seconded by Alderman Campbell and

on the proposal being put to the meeting 9 Members voted in favour, 1 against and no abstentions, it was agreed

#### that planning permission be refused for the following reason:

 The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access Movement and Parking and the associated guidance DCAN 15 Vehicular Access Standards, as the proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Carntall Road.

ITEM 3.5 - APPLICATION NO: LA03/2015/0260/O

**PROPOSAL:** Site of infill dwelling and garage

SITE/LOCATION: 30m South of 91 Carntall Road, Newtownabbey, BT36 5SD

**APPLICANT:** Mr A Snoddy

Kieran O'Connell, Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

There were no public speakers to address this item.

Proposed by Alderman Smyth Seconded by Alderman Campbell and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and no abstentions, it was agreed

### that planning permission be refused for the following reason:

1. The proposal is contrary to the policy provisions contained within the Strategic Planning Policy Statement and Policy AMP 2 of Planning Policy Statement 3, Access Movement and Parking and the associated guidance DCAN 15 Vehicular Access Standards, as the proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Carntall Road.

# ITEM 3.6 - APPLICATION NO: LA03/2015/0230/F

**PROPOSAL:** Proposed allotment plots with store for equipment and materials

(farm diversification)

**SITE/LOCATION**: 70m approx. North West of 5 Ballyquillan Road, Crumlin

**APPLICANT:** Mr Vincent Connon

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

The undernoted Elected Members/public speaker addressed the Committee and responded to enquiries from Members as requested -

- Alderman T Burns
- Councillor A Loque
- Mr Vincent Connon

Proposed by Alderman Smyth Seconded by Alderman Campbell and

on the proposal being put to the meeting 9 Members voted in favour, none against and 2 abstentions, it was agreed

# that planning permission be refused for the following reasons:

- The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy BH3 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that there is insufficient information accompanying the application to enable determination of the potential archaeological impact.
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it does not involve the reuse or adaptation of existing farm buildings and it has not been demonstrated that there are no other buildings available to accommodate the proposal.
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development will infill a visual break in the countryside and will be detrimental to the character and appearance of the countryside.

ITEM 3.7 - APPLICATION NO: LA03/2015/0434/F

PROPOSAL:

Two bedroom disabled person's bungalow on site of previously

approved one and a half storey double garage.

SITE/LOCATION:

Land to the rear of No's 5/6 Camlin Gardens, Crumlin

APPLICANT:

Mrs Marion Mallon

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

The undernoted Elected Member addressed the Committee and responded to enquiries from Members as requested -

Alderman T Burns

There was a brief interlude in confidence to allow Members to discuss sensitivities associated with the application.

Proposed by Alderman Campbell Seconded by Councillor Beatty and unanimously agreed

#### that planning permission be refused for the following reason:

 The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policies QD1 and QD2 of Planning Policy Statement 7 'Quality Residential Environments' and Policy LC 1 of the addendum to PPS 7 'Safeguarding the Character of Established Residential Areas' and the associated guidance 'Creating Places', in that, it has not been demonstrated that the proposed development can achieve a quality and sustainable residential environment in keeping with the character and pattern of development in the locality and that incorporates a design and layout which draws upon the positive aspects of the surrounding area. In addition the design and layout of the proposed dwelling on this restricted site will have a detrimental impact on the residential amenity of No.4 and No.5 Camlin Gardens by way of dominance and overshadowing.

# ITEM 3.8 - APPLICATION NO: LA03/2015/0257/F

**PROPOSAL:** Installation and operation of a solar farm and associated

infrastructure including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras for the life of the

solar farm.

SITE/LOCATION: Lands approximately 140m west of 66 Belfast Road, Nutts Corner,

Crumlin, BT29 4TH

**APPLICANT:** Lightsource SPV 108 LTD

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested -

• Mr Aidan Collins

Proposed by Councillor Beatty
Seconded by Councillor Bingham and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

#### ITEM 3.9 - APPLICATION NO: LA03/2015/0340/F

**PROPOSAL:** Proposed construction of a new two storey dwelling.

SITE/LOCATION: Land adjacent to 40 The Brackens, Carnmoney, Newtownabbey

**BT36 6SH** 

**APPLICANT:** Carnhill (NI LTD)

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

Additional information had been circulated.

The undernoted public speakers addressed the Committee and responded to enquiries from Members as requested -

- Ms Jennifer Mawhinney
- Mr Michael Ferguson

Proposed by Councillor Hogg Seconded by Alderman Swann and

on the proposal being put to the meeting 7 Members voted in favour, 4 against and no abstentions -

In Favour:

Aldermen Agnew, Smyth, Swann and Councillors Beatty, Bingham,

Hogg and Ross

Against:

Alderman Campbell and Councillors Duffin, Hollis and Webb

Abstentions: None

# It was agreed

that planning permission be granted in principle based on the revised layout submitted for consideration by the Committee and that the application be deferred to allow Officers to formally amend the application in line with the revised layout and to bring forward planning conditions for Committee approval.

The reason for the decision contrary to the Officer recommendation was that Members considered the policy presumption against loss of open space set out in PPS 8 could be set aside in this particular case as the area in question was considered of little recreational or amenity value and that there were other open spaces in the Brackens and wider area that served local needs. In addition it was considered the proposed dwelling would not be detrimental to local character.

### ITEM 3.10 - APPLICATION NO: LA03/2015/0510/F

PROPOSAL:

New Dwelling and garage

SITE/LOCATION:

Infill site between 48c and 48d Tullywest Road, Crumlin BT29 4SP

APPLICANT:

Alistair Minford

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse planning permission.

Additional information had been circulated.

The undernoted Elected Members/public speaker addressed the Committee and responded to enquiries from Members as requested -

- Alderman T Burns
- Councillor P Michael

Mr Azman Khairuddin

Proposed by Councillor Duffin Seconded by Alderman Campbell and

on the proposal being put to the meeting 8 Members voted in favour, 1 against and 2 abstentions, it was agreed

# that planning permission be refused for the following reasons:

- The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
  - the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and
  - the design of the building is inappropriate for this site in the rural area.
- 3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing buildings and would further erode the character of this rural area.

# ITEM 3.11 - APPLICATION NO: LA03/2015/0132/F

PROPOSAL:

Change of Use from two cinema screen rooms to 1 no. Dental

Surgery and 1 no. Retail unit (Pharmacy)

SITE/LOCATION:

Antrim Cineplex, 1 Fountain Hill, Antrim, BT41 1LZ

APPLICANT:

Clear Pharmacy

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Councillor Hollis declared an interest and refrained from voting.

Proposed by Councillor Duffin Seconded by Alderman Smyth and unanimously agreed

that planning permission be granted for the application subject to the conditions set

# out in the Planning Report. OTHER PLANNING MATTERS

The Chief Executive withdrew from the Chamber having declared an interest in the next item.

# ITEM 3.12 APPLICATION U/2013/0147/O - REDEVELOPMENT OF UNIVERSITY OF ULSTER AT JORDANSTOWN

The Planning Section had received correspondence, a copy of which was circulated, from Strategic Planning, the agents for the planning application reference U/2013/0147/O made by the Ulster University for redevelopment at its Jordanstown campus which was refused by the Planning Committee on the 17 August 2015.

The applicant had since lodged an appeal with the Planning Appeals Commission (PAC) against the Council's decision to refuse the application. In line with normal procedures for an appeal, the Planning Section had provided the PAC with background papers. However, there had been no request to date for Statements of Case to be provided nor had a date been set for any hearing.

Strategic Planning had indicated that the University is considering applying for an award of costs at the appeal and has requested a meeting with the Council which it advised could reduce the costs incurred by all sides if a discussion was held to ascertain if any of the reasons for refusal can be addressed at this early stage.

Members noted that there are various circumstances where an award of costs could be made as part of a planning appeal, such as unreasonable behaviour by one party. In addition Officers understood that an award of costs could be made by the PAC where a planning application is amended or additional information introduced by the applicant which may result in a different outcome for the application and there was no good reason this could not have been submitted before the original decision was taken.

At this time Officers were unaware of whether Strategic Planning or the University intends to submit further information or amendments for consideration by the PAC as part of the appeal process, but were nevertheless prepared to meet with the University and their consultants on a without prejudice basis.

Officers considered that there was no risk to the Council in participating in such a meeting and indeed this action should be viewed favourably by the PAC if it presents an opportunity to progress the matter.

Proposed by Councillor Webb Seconded by Councillor Bingham and agreed

that Officers meet with Strategic Planning and the University on a without prejudice basis and report back to Committee on the outcome of this meeting.

ACTION BY: John Linden.

The Chief Executive returned to the Chamber.

# ITEM 3.13 P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS - FIRST QUARTERLY BULLETIN APRIL - JUNE 2015

The first quarterly provisional planning statistics figures produced by the Department of Environment's Analytical Services Branch since the transfer of planning powers to Councils in Northern Ireland, a copy of which was circulated, were released on 19 November 2015. The figures showed that during the period from April to June 2015, the total number of planning applications received in Northern Ireland was 3,188, which was a slight decrease of 5% compared to the same period last year. The figures also highlighted that the total number of decisions issued across Northern Ireland was down by over 25% compared to the same time period last year. It was considered that the decrease in overall decisions taken is a reflection of initial teething problems experienced across the new Councils following the transfer of powers.

The reduction in applications received and decisions issued across Northern Ireland was reflected in the local figures for Antrim and Newtownabbey Borough, but importantly Members noted that the difference between applications received and those decided in this Council area was the lowest in percentage terms across all 11 new Councils. This demonstrated the efforts of the Planning Section to ensure business continuity during this bedding in period and prevent a large increase in live applications. In addition Members noted that over 95% of all planning applications decided were approved, slightly above the NI average.

In relation to performance against statutory targets the DOE figures showed that the Council took on average 26.2 weeks to process and decide **Major** planning applications during the first quarter against the target of 30 weeks. This performance ranked fourth out of the 11 Councils and also reflected well against the average processing time of 37.6 weeks across all Councils. However, Members noted that these figures related only to a small number of Major applications (three applications during the first quarter) and should therefore be interpreted with care. A more realistic performance figure may only become apparent at year end.

The DOE figures showed that the Council took on average 17 weeks to process and decide **Local** planning applications during the first quarter against the target of 15 weeks. This performance ranked fifth out of the 11 Councils and again was higher than the average processing time of 19 weeks across all Councils. While the Local target was not met by the Council during the first quarter, this reflected the initial teething problems following transfer of planning responsibilities referred to above as well as a concerted effort by the Planning Section to process and issue the backlog of more minor applications that had built up prior to transfer due to staffing changes.

In relation to enforcement the DOE figures highlighted that the Council's planning enforcement team recorded the shortest time taken, 14.3 weeks, to process 70% of enforcement cases to target conclusion. This compared very favourably against both the performance target of 39 weeks and the average processing time of 33.6 weeks across all Councils.

Proposed by Councillor Hollis Seconded by Councillor Bingham and agreed that

### the report be noted.

ACTION BY: John Linden.

### ITEM 3.14 P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during November 2015 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Councillor Beatty Seconded by Alderman Campbell and agreed

### that the report be noted.

ACTION BY: John Linden.

# ITEM 3.15 UPDATE P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATION FOR MAJOR DEVELOPMENT

At the October Planning Committee meeting Officers advised that the prospective applicant for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Officers also presented a schedule of the PANs that had been made to the Council since 1 July 2015 and further advised that all future notifications would be reported monthly to the Committee.

One PAN has been registered during October and the details are set out below

PAN Reference:

LA03/2015/0526/PAN

Proposal:

Solar Farm

Location:

Lands approx. 700m east of 142 Magheralane Road,

Randalstown

Applicant:

Lightsource

Date Received:

15 October 2015

12 week expiry:

7 January 2015

One PAN has been registered during November and the details are set out below

**PAN Reference:** 

LA03/2015/0588/PAN

Proposal:

Demolition of the existing buildings on site and construction of new storage and distribution warehouse, offices and staff

welfare facilities and associated parking and access

arrangements

Location:

20 Mallusk Road Newtownabbey

Applicant:

John Henderson Mallusk Ltd

Date Received:

11 November 2015

12 week expiry:

3 February 2015

Members recalled that under Section 27 of the 2011 Planning Act obligations were placed on the prospective developer to consult the community in advance of submitting their Major development planning application. Where, following the 12 week period set down in statute, an application was submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation has been undertaken regarding the application and detailing how this had influenced the proposal submitted.

Proposed by Councillor Webb Seconded by Councillor Bingham and agreed

### that the report be noted.

ACTION BY: John Linden.

# PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT PLAN, PLANNING POLICY AND CONSERVATION

# ITEM 3.16 P/FP/LDP/2 - LOCAL DEVELOPMENT PLAN LAUNCH EVENT

Officers advised that the Timetable for our new Local Development Plan, agreed by the Committee earlier this year, was formally approved by the Department of the Environment on 16 November 2015. Officers also advised that the Council's Statement of Community Involvement (SCI), agreed at the last Planning Committee meeting, had now been submitted to the Department for formal approval. The Department was required to respond within or before 4 weeks of submission and a response is due on or before 7 January 2016.

It was anticipated therefore that both of these key documents would be ready for formal publication at the start of the New Year. Accordingly it was proposed to formally launch the commencement of work on our new Local Development Plan at an event in Mossley Mill on Thursday 28 January 2016.

All Members would be invited to the Plan launch event along with a wide cross sector of key stakeholders. A launch document was currently being prepared to accompany the launch which will highlight key elements from the Plan Timetable and the SCI. It would also include information about how the community can get involved in the Local Development Plan process and will seek to focus attention on strategic planning issues affecting the Borough.

As part of the launch it was also proposed to announce a series of public engagement events in each of the DEAs which again all Members would be invited to attend. The purpose of these events is to engage proactively with the Borough's residents about the key stages of the new Plan process and how they can get involved. Importantly, the events will seek to gather community views on the key strategic planning issues affecting the Borough and how should these be addressed in the Plan Strategy document. An on-line questionnaire would also form part of the community engagement at this time in order to maximise the opportunity for people to give their views at this early stage.

Proposed by Councillor Beatty Seconded by Councillor Webb and agreed

that the report be noted.

ACTION BY: John Linden.

The Chairman thanked Members for their attendance, expressed appreciation to all Officers and wished everyone present a Merry Christmas and Happy New Year.

There being no further Committee business under Part 2 of the agenda the Meeting concluded at 9.33pm.

MAYOR