

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 June 2015 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Clark, Cooke, Edwards-Winsor, Gaywood, Hogg, Kitchener, Layland, Parkin, Purves, Raikes, Miss. Stack and Thornton

Apologies for absence were received from Cllrs. Brown, Mrs. Hunter and Lindsay

Cllrs. Fleming, McGarvey, Mrs. Morris and Piper were also present.

9. Minutes

Resolved: That the minutes of the Development Control Committee held on 28 May 2015 be approved and signed by the Chairman as a correct record.

10. Declarations of Interest or Predetermination

Cllr. Thornton declared that she was well acquainted with the applicants for minute item 17 - SE/15/00912/HOUSE - 12 Knole Road, Sevenoaks, TN13 3XH and would withdraw from the Chamber for the item. Upon their consideration she left the Chamber and did not take part in the debate or voting thereon.

Cllr. Raikes declared for minute item 12 - SE/14/02075/FUL - 98 - 116 London Road, Sevenoaks, TN13 1BB, minute item 13 - SE/15/00874/FUL - 123 St. Johns Hill, Sevenoaks, TN13 3PE, and minute item 17 - SE/15/00912/HOUSE - 12 Knole Road, Sevenoaks, TN13 3XH he was a Member of Sevenoaks Town Council and had been party to decisions of Sevenoaks Town Council but would remain open minded.

Cllr. Kitchener declared for minute item 18 - SE/15/01324/TELNOT - Vodafone Ltd, Vodafone Communication Station, Telecommunications Equipment North of 79 St. Davids Road, Hextable, Kent that he was a Member of Hextable Parish Council and had been party to decisions of Hextable Parish Council but would remain open minded.

Cllr. Edwards-Winsor declared for minute item 16 - SE/15/00808/FUL - Land West of Dairy House, Shoreham Road, Shoreham, Sevenoaks, TN14 7UD that he was a Member of Otford Parish Council but would remain open minded.

Cllr. Layland declared for minute item 14 - SE/15/00545/FUL - Barn Cottage, Crouch House Road, Edenbridge TN8 5ED that he was the ward Member.

Cllr. Purves declared for minute item 17 - SE/15/00912/House - 12 Knole Road, Sevenoaks TN13 3XH that she was the ward Member.

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11. Declarations of Lobbying

Cllrs. Clark, Edwards – Winser, Gaywood, Hogg, Mrs. Parkin, Raikes and Thornton declared that they had been lobbied in respect of minute item 12 – SE/14/02075/FUL – 98 -116 London Road, Sevenoaks, TN13 1BB.

Cllrs. Bosley, Clark, Edwards – Winser, Gaywood, Layland and Raikes declared that they had been lobbied in respect of minute item 14 – SE/15/00454/FUL – Barn Cottage, Crouch House Road, Edenbridge TN8 5ED.

Reserved Planning Applications

The Committee considered the following planning applications:

12. SE/14/02075/FUL 98 - 116 London Road, Sevenoaks TN13 1BB

The proposal was for demolition of the existing buildings and erection of a mixed use scheme which comprised a total of 60 residential units (C3) and an integral office element (B1). It had been referred to Committee by Cllr. Fleming for reasons including impact on the Conservation Area, intensification of use of the site, design and appearance, appropriateness of the redevelopment, density of development, loss of an employment site, and lack of affordable housing provision.

Members' attention was brought to the main agenda papers and the late observation sheet which amended the report before the Committee but did not change the recommendation.

The Committee was addressed by the following speakers:

Against the Application:	Anthony Brougham
For the Application:	-
Parish Representative:	-
Local Member:	Cllr. Fleming

Members asked questions of clarification from the speakers and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda to refuse planning be agreed.

Members considered the application and expressed concern at the density, bulk and scale of the development. Members also commented that it could have a detrimental impact on the street scene and a negative effect on the conservation area to the rear of the development. Members discussed the lack of affordable housing allocations.

The motion with additional reasons for refusal was put to the vote and it was:

Resolved: That planning permission be refused for the following reasons

- 1) The proposal represents an overdevelopment of the site, with an inappropriate scale, height, massing and density of development to the

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detrimental of the visual amenity of the local area. As such the proposal would be contrary to policies EN1 of the Sevenoaks Allocations and Development Management Plan and SP1 and SP7 of the Sevenoaks Core Strategy, and the NPPF.

- 2) The proposal would fail to preserve or enhance the character or appearance of the Sevenoaks Vine Conservation Area or the Sevenoaks Granville & Eardley Road Conservation Area by virtue of its scale, bulk and height resulting in a dominant form of development. As such the proposal is contrary to policies EN4 of the Sevenoaks Allocations & Development Management Plan and SP1 of the Sevenoaks Core Strategy.
- 3) The proposal fails to make provision for 40% affordable housing or for a suitable mix of housing type and is therefore contrary to Policies SP3 and SP5 of the Sevenoaks District Core Strategy and the Sevenoaks Affordable Housing Supplementary Planning Document.
- 4) The proposal would result in over-development of the land because it would create a dominant and oppressive effect upon No.118 London Road due to loss of sunlight and daylight and overlooking. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

13. SE/15/00874/FUL 123 St Johns Hill, Sevenoaks TN13 3PE

The proposal was for change of use from A1 (shops) to A3/A5 use for restaurant and/or takeaway, with internal alterations. It had been referred to Committee as the Officer's recommendation was at variance to the view of the Town Council and at the request of Councillor Fleming who was concerned with the impact on the designated neighbourhood centre, impact on highways safety and the impact on local health.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speaker:

Against the Application: -
For the Application: -
Parish Representative: -
Local Member: Cllr. Fleming

Members asked questions of clarification from the speaker and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda to grant planning permission subject to conditions be agreed.

Members raised concerns over increased traffic and obstructions caused by parking on curbs. Concerns were also raised over possible health implications of a take away.

Resolved: That planning permission be granted subject to the following conditions

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- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Block Plan, 15/1242/03A and 15/1242/02.

For the avoidance of doubt and in the interests of proper planning.

- 3) No development shall be carried out on the land until a scheme of noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should assess the worst case scenario noise impact from the proposed extract and ventilation system using methods contained within British Standard 4142:2014, Methods for Rating and Assessing Industrial and Commercial Sound to assess the likely effects of sound on people who maybe inside or outside the dwellings nearby. The development shall be carried out using the approved scheme and all plant shall be maintained in accordance with guidance and advice from the manufacturer.

To safeguard the residential amenity of the occupiers of adjacent and nearby properties as supported by policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 4) Notwithstanding the information held within the planning application, no development shall be carried out on the land until a scheme of odour control has been submitted to and approved in writing by the Local Planning Authority. Full details of proposed odour control should include:
 - a) The position of the flue in relation to neighbouring properties and window openings.
 - b) Details of proposed routine cleaning and maintenance of the system, and the service requirements of the installed odour control system, including details of system access panels and confirmation that they will be grease tight.
 - c) Details of the type of food to be cooked, the cooking time per day; and the type of cooking appliances used.
 - d) The manufacturer's specification/data sheets for any odour control elements of the system.

Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme. After installation of the approved

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plant no new plant or ducting system shall be used without the written consent of the Local Planning Authority. The development shall be carried out using the approved materials.

To safeguard the residential amenity of the occupiers of adjacent and nearby properties as supported by policy EN2 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 5) No development shall be carried out on the land until a scheme demonstrating that appropriate facilities for storage and collection of refuse and waste, for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter.

To safeguard the amenity of the area and the residential amenity of the occupiers of adjacent and nearby properties as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 6) The use permitted shall take place on the site only between the hours of 08:00 to 23:00. Outside of these hours, no customer or potential customer shall be permitted to be on the premises and no preparation of food shall take place.

To safeguard the residential amenity of the occupiers of adjacent and nearby properties as supported by policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) The applicant should refer to DEFRA guidance document: Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems in relation to the discharge of conditions 3 and 4 above.
- 2) The applicant is advised to contact the Council's Environmental Health, Food Safety Team at the initial design stage, with respect to advice on compliance with food safety legislation and advice regarding a food registration form.

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14. SE/15/00454/FUL Barn Cottage, Crouch House Road, Edenbridge TN8 5ED

The proposal was for demolition of existing house, garage & outbuilding and erection of two 3 bedroom detached houses. It had been referred to Committee as the Officer's recommendation was at variance with the view of the Town Council and at the request of Councillor Layland who was concerned about the potential impact on the character and appearance of the area, the potential impact on residential amenity, the potential impact on highways safety and the potential for flood risk.

Members' attention was brought to the main agenda papers and the late observation sheet which included an additional informative to the Officer's report.

The Committee was addressed by the following speakers:

Against the Application:	Robert Howes
For the Application:	-
Parish Representative:	Town Councillor Bob Orridge
Local Member:	Cllr. McArthur

Members asked questions of clarification from the speakers and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda to grant planning permission subject to conditions be agreed.

Members discussed that the application was on a flood plane and were concerned that two properties could make the flooding worse. Some Members expressed concern that the properties would have a detrimental impact on the street scene and the loss of amenity space for the neighbouring properties. Members discussed that the properties were larger in height than the neighbouring properties and whether it was overdevelopment of the site.

The motion was put to the vote and it was lost.

It was moved by the Chairman and duly seconded that the application should be refused as the proposal would have a detrimental impact on the amenities of the neighbouring property, and the design was inappropriate due to the scale and height.

Resolved: That planning permission be refused for the following reasons:

- 1) The proposed development is overdevelopment of the site in that it fails to respond to the scale and character of the area contrary to the National Planning Policy Framework and Policy SP1 of the Sevenoaks Local Plan and EN1 of the Sevenoaks Allocations and Development Management Plan; and
- 2) The proposed development will have a detrimental impact on the amenities of neighbouring residential properties contrary to Policy EN2 of the Sevenoaks Allocations and Development Management Plan

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Informative

The applicant is advised that the Council is concerned regarding the adequacy and accuracy of the submitted Flood Risk Assessment. The applicant is encouraged to liaise with Edenbridge Emergency Planning Committee.

15. E/15/00358/HOUSE Willow Cottage, Dartford Road, Horton Kirby DA4 9JE

The proposal was for conversion of existing garage to an annexe. It had been referred to Committee by Councillor McGarvey so that the Green Belt implications could be discussed.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speaker:

Against the Application:	-
For the Application:	-
Parish Representative:	-
Local Member:	Cllr. McGarvey

Members asked questions of clarification from the speaker and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda to grant planning permission subject to conditions be agreed.

Members discussed whether informatives could be included to advise that the annex could only be used as part of the main dwelling and for it to be used as a separate dwelling, planning permission would be required. A Member suggested that building control guidance should be sought.

The motion with the additional informatives for building control guidance and if it were to be used as a separate dwelling would require planning permission was put to the vote and it was:

Resolved: That planning permission be granted subject to the following conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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- 3) The development shall be carried out in accordance with the following plans, WILLOW-COTTAGE-02

For the avoidance of doubt and in accordance with proper planning.

- 4) The ground floor window(s) in the eastern (front) elevation(s) shall be obscure glazed at all times.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) The applicant/agent/successor in title is advised that the planning permission has been granted for an annexe incidental to the enjoyment of the main dwelling only. Should the annexe be used as a dwelling in its own right than additional planning permission will be required.
- 2) The applicant/agent/successor in title is advised that the proposed works needed to convert the outbuilding may require separate consent under the Building Regulations, and are advised to contact the Council's Building Control Team if they require further information.

16. SE/15/00808/FUL Land West Of Dairy House , Shoreham Road, Shoreham Sevenoaks TN14 7UD

The proposal was for demolition of a dilapidated large outbuilding within the curtilage of Dairy House and the creation of a new dwelling. It had been referred to Committee by Councillors Lowe and Edwards-Winsor due to concerns about the proposed development being contrary to policy GB7 of the Allocations and Development Management Plan.

Members' attention was brought to the main agenda papers and the late observation sheet which did not amended the recommendation before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Rob Ranson
Parish Representative:	Sarah Parkes
Local Member:	Cllr. Lowe

Members asked questions of clarification from the speakers and officers. In response to a question it was clarified that the proposals were contrary to policy GB9 of the ADMP as set out in the Officer's report but that it did comply with the National Planning Policy Framework (NPPF).

It was moved by the Chairman and duly seconded that the recommendation in the agenda to grant planning permission subject to conditions be agreed.

Members' discussed that the proposals, and noted that the structure was not larger than the current building and that it could enhance the site.

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Resolved: That planning permission be granted subject to the following conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4576-PD-20/A; 21, S13/3878/01; 02.

For the avoidance of doubt and in the interests of proper planning.

- 3) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To ensure that the appearance of the development enhances the character and appearance of the site and Kent Downs Area of Outstanding Natural Beauty as supported by Policy EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 4) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved drawing 4576-PD-20/A shall be provided and shall be kept available for the parking of cars at all times.

In the interests of highway safety and visual amenity as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 5) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:

- a) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible) and size;

- b) enclosures: including types, dimensions and treatments of walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges;

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- c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and
- d) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To preserve and enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) No extension or external alterations shall be carried out to the dwelling hereby approved, despite the provisions of any Development Order.

To prevent inappropriate development in the Green Belt as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) No building, enclosure or swimming pool, other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To prevent inappropriate development in the Green Belt as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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To ensure that historic building features are properly examined and recorded in accordance with policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 9) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the details so approved. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 10) Details of any outside lighting shall be submitted to and approved in writing by the Council before the first occupation of the development. Despite any development order, outside lighting shall only be provided in accordance with the approved details.

To mitigate the impact of development on nature conservation and to preserve the visual appearance of the area as supported by policies EN1, EN5 and GI1 of the Sevenoaks Allocations and Development Management Plan.

- 11) Prior to the commencement of development, full details of appropriate measures to mitigate and enhance the biodiversity and nature conservation value of the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the details so approved prior to the first occupation of the development. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

In order to enhance the biodiversity value of the site in accordance with policy SP11 of the Core Strategy (2011), policies EN1 and GI1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

- 12) No development shall take place until a bat mitigation strategy has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details so approved. The Local Planning Authority is satisfied that it is fundamental to

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the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

In order to mitigate the impact of the development on nature conservation site in accordance with policy SP11 of the Core Strategy (2011), policies EN1 and GI1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

- 13) The hereby approved roof lights shall be conservation-style and fitted flush with the slope of the roof.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) Please note that in accordance with the information on your Self Build Exemption Claim Form Part 1 and the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) you MUST submit a COMMENCEMENT NOTICE to the Council BEFORE starting work on site. Failure to do so will result in the CIL charge becoming payable in full.
- 2) Please note that within six months of completing the home, the applicant must submit additional supporting evidence to confirm that the project is self build, being:

* A Self Build Exemption Claim Form - Part 2 (available on the Planning Portal website);

* The supporting evidence as set out in the form, to confirm that the levy exemption should be upheld.

If the evidence is not submitted to the Council within the 6 month time period, the full levy charge becomes payable.

- 3) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

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17. SE/15/00912/HOUSE 12 Knole Road, Sevenoaks TN13 3XH

The proposal was for demolition of existing garage and conservatory, erection of a two storey front, side and rear extension (with one velux window to side elevation) and a single storey rear extension, and erection of a new porch. It had been referred to Committee by Councillor Purves for the following reasons: detrimental impact on the street scene, overbearing impact on the neighbour at no. 13 Knole Road, cramped development and excessive bulk.

Members' attention was brought to the main agenda papers and the late observation sheet which did not amend the recommendation to the Committee.

The Committee was addressed by the following speakers:

Against the Application:	Geoffery Cuthbert
For the Application:	Adrian Rigby
Parish Representative:	Town Cllr. Mrs. Walshe
Local Member:	-

Members asked questions of clarification from the speakers and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda to grant planning permission subject to conditions be agreed.

Members' discussed whether the development would result in significant loss of amenity space to the neighbouring properties and whether the loss of the space between the houses would have a detrimental impact on the street scene.

The motion was put to the vote and it was lost.

It was moved and duly seconded that planning permission should be refused as the development would have a detrimental impact on the street scene, neighbouring amenities and that the design was contrary to the Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD).

The motion was put to the vote and it was

Resolved: That Planning Permission be refused for the following reasons:

The proposed development would have a detrimental impact upon the character and appearance of the host dwelling and street scene through the addition of a dominating two-storey extension which is unsympathetic in size and design to the host dwelling, and with the two-storey side extension to the south-east resulting in the loss of the characteristic gaps between buildings seen within this section of Knole Road. As such the development is contrary to the National Planning Policy Framework and policies EN1 of the Sevenoaks Local Plan, EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan, and contrary to the Sevenoaks Residential Character Area Assessment SPD.

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Cllr. Thornton left the room for this item and did not take part in the debate or voting thereon)

18. SE/15/01324/TELNOT Vodafone Ltd, Vodafone Communication Station, Telecommunications Equipment North Of 79 St Davids Road, Hextable, Kent

The proposal was for installation of a dual user monopole radio base station accommodating 6 no.antenna and 1 no.dish. It had been referred to Committee by Councillor Mrs Morris to discuss neighbours concerns regarding noise and maintenance

Members' attention was brought to the main agenda papers and the late observation sheet which did not amended the report before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	Jennifer Knight
For the Application:	-
Parish Representative:	-
Local Member:	Cllr. Mrs. Morris

Members asked questions of clarification from the speakers and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda to lodge no objection be agreed.

Resolved: That no objection be lodged.

THE MEETING WAS CONCLUDED AT 9.53 PM

CHAIRMAN