

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/569

- Applicant** : Time Hero Asia Limited represented by Metro Planning & Development Company Limited
- Site** : Lot 768 RP (Part) in D.D. 99 and Lots 5 & 6 (Part) in D.D. 105, San Tin, Yuen Long, New Territories
- Site Area** : About 1,624 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)
- Application** : Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (retail of construction materials) for a period of 3 years. The application site (the Site) falls within an area zoned “OU(CDWRA)” on the approved San Tin OZP No. S/YL-ST/8 (**Plan A-1**). According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and hard paved.
- 1.2 The Site is the subject of 13 previous applications mainly for temporary open storage, vehicle park, tyre repair workshop and cargo handling and freight forwarding facilities uses. There is no previous application for shop and services use. The last application No. A/YL-ST/348 for temporary cargo handling and freight forwarding facilities was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 7.3.2008.
- 1.3 As shown on the proposed layout plan at **Drawing A-1** and **Plan A-2**, the Site is accessible at the west via a local track branching off Castle Peak Road – San Tin.

The proposed shop is for sale of construction materials including pipe, packed cement and alike. A 18m diameter manoeuvring area will be provided within the Site for vehicle manoeuvring. A landscape plan (**Drawing A-2**), a drainage plan (**Drawing A-3**) and a drainage assessment have been submitted in support of the application. The major parameters of the application are summarized below:

Proposed Use	Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years
Site Area	about 1,624m ²
No. of Structures (Building Height, No. of Storeys)	4 1 toilet (not exceeding 3m, 1 storey) 1 for shop and services (retail of construction materials) (not exceeding 5.5m, 1 storey) 1 site office (not exceeding 3m, 1 storey) 1 electricity meter room (not exceeding 3m, 1 storey)
Total floor area	About 252m ²
No. of loading/unloading spaces	2 (light goods vehicles)
Operation Hours	9:00a.m. to 7:00p.m. on all days including Sundays and public holidays

1.4 According to the applicant, the uncovered area (84% of the Site) will not be used for open storage of construction materials, no construction activity will be taken place within the Site except for the erection of the proposed structures, and no medium goods vehicle, heavy goods vehicle and container trailer/tractor will access/enter the Site.

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with drainage proposal received on (**Appendix I**) 25.2.2020
- (b) Further Information (FI) received on 16.4.2020 (**Appendix Ia**) providing elaborations on the layout and operation of the proposed development
(*exempted from publication*)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I** and the FI at **Appendix Ia**. They can be summarized as follows:

- (a) The Site is currently zoned “OU(CDWRA)” on the Approved San Tin OZP No. S/YL-ST/8, with intention for wetland restoration. The proposed development is a temporary development and could be easily converted for wetland restoration whenever it is necessary. Therefore, the temporary nature of the proposed

development would not jeopardize the long term planning intention of “OU(CDWRA)” zone.

- (b) The proposed development is abutting the Castle Peak Road – San Tin Section so that it is an ideal location for shop and services. The proposed development provides construction materials to the nearby landlords and is a clean, tidy and non-polluting use. It is compatible with the surrounding environment including the village houses to the south in proximity. There will be no open storage in the uncovered area of the Site and no medium goods vehicles, heavy goods vehicles and container trailer/tractor will access/enter the Site.
- (c) There will be no adverse traffic and environmental impacts, and insignificant drainage impact. The proposed development will not generate pollution to nearby streams and ponds. There will be no construction works taken place at the Site except the erection of the proposed structures for the proposed use. The access area and a 5m strip of area beyond the access gate have been paved to avoid fugitive dust impact. The applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”. It is estimated that the trip generation would be insignificant to the surrounding traffic network. Drainage facilities will be implemented according to the drainage proposal and maintained by the applicant. Trees are proposed along the Site periphery as illustrated in the landscape plan (**Drawing A-2**).
- (d) The applicant has to rent the whole Site which is larger than the area required for the proposed shop, on all or nothing basis and hence some area in the Site will be left vacant.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notice to San Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) is relevant to the application. According to the TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and

- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

5. Background

Part of the Site is subject to planning enforcement action against unauthorized development (UD) involving storage use (including deposit of containers) and parking of vehicles. Enforcement Notice (EN) was issued on 11.12.2019 requiring discontinuation of the UD. Latest site inspection revealed that the UD has largely been discontinued upon expiry of the notice, and the Site is under close monitoring. If the notice is not complied with, prosecution action may be taken.

6. Previous Applications

- 6.1 The Site (in whole or in part) is the subject of 13 previous applications for various temporary uses including open storage, car parks, tyre repair workshops or cargo handling and freight forwarding facilities, of which 5 were approved by the Committee between 1994 and 2000. The remaining 8 applications were rejected.

5 Approved Applications

- 6.2 Applications No. A/DPA/YL-ST/26, A/YL-ST/5, 59, 80 and 132 for temporary open storage or temporary car park uses were approved by the Committee between 1994 and 2000 on considerations that the proposed developments were not incompatible with the surrounding land uses; would unlikely cause drainage, traffic and other environment impacts on the area and concerned departments had no adverse comment on the applications, and approval of the applications were interim arrangements to alleviate the shortage of land for open storage uses in the area.

8 Rejected Applications

- 6.3 Applications No. A/DPA/YL-ST/6 and 12 for temporary open storage and workshop uses were rejected by the Committee in 1992 and 1993 respectively mainly on the grounds that the proposed developments were not in line with the planning intention of the area; had not demonstrated no adverse impacts on the environment, drainage and traffic of the area; no detailed information on sewage / waste oil treatment / disposal facilities; no drainage impact assessment / detailed information on drainage facilities; and vehicular access was unsuitable for vehicular traffic, particularly heavy goods vehicles.
- 6.4 Applications No. A/YL-ST/176, 254, 267, 299, 326 and 348 for temporary open uses, temporary public car park, temporary tyre repair workshops, and for temporary cargo handling and freight forwarding facilities were rejected by the Committee or the Board on review between 2001 and 2008 mainly on the grounds that the proposed developments had not demonstrated that they would not have adverse environmental, drainage and traffic impacts; and that the developments did not comply with the Town Planning Board Guidelines for Applications for Development within Deep Bay Area or Guidelines on Open Storage Use.

6.5 Details of these applications are summarized at **Appendix II**. Their locations are shown on **Plan A-1b**.

7. Similar Application

There is a similar application for shop and services in the same “OU(CDWRA)” zone. Application No. A/YL-ST/534 for proposed temporary shop and services (real estate agency) was approved by the Committee on 4.1.2019 on consideration that approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; the proposed temporary shop and services use was not incompatible with and would not have adverse impacts on the surrounding land uses; concerned Government departments had no objection to or no adverse comments on the applications; and the rejected previous applications were on other different applied uses. Details of the application is summarized at **Appendix III**. Its location is shown on **Plan A-1a**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

8.1 The Site is:

- (a) accessible at the west of the Site via a local track branching off Castle Peak Road – San Tin;
- (b) currently vacant and hard paved;
- (c) located within the WBA of Deep Bay area.

8.2 The surrounding area is intermixed with storage/open storage yards, vehicle parks, residential dwellings, unused/vacant land and ponds. Some storage/open storage yards and vehicle parks are suspected UDs subject to enforcement action by the Planning Authority:

- (a) to its east and southeast across a local track is unused land, a storage yard, vehicle parks, car services yard and residential dwelling;
- (b) to its north and northeast is unused land, storage of construction materials and ponds;
- (c) to its west across a local track is vacant and unused land, open storage yards of vehicles, vehicle parts and construction materials; and
- (d) to its immediate south are residential dwellings; to the further south across Castle Peak Road – San Tin are residential dwellings, unused land, and open storage yards of construction materials and machinery approved under application No. A/YL-ST/551.

9. Planning Intention

The planning intention of the “OU(CDWRA)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.

10. Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

Without recent inspection, his comments based on the applicant’s information are as follows:

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The private land of Lot No.768 RP in D.D. 99 is covered by Short Term Waiver (STW) Nos. 3562 to permit structures for the purpose of “Open Storage of Containers and Cargo Handling and Forwarding Facilities with Ancillary Container Vehicle Park with Ancillary Vehicle Repair Workshop”.
- (c) Should planning approval be given to the application, the STW holder will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Moreover, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularity on site, if any. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) The Site is connected to Castle Peak Road – San Tin via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.
- (b) Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reserve onto/from the Site to the public road at any time during the planning approval period.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement to the Site from Castle Peak Road – San Tin should be commented by TD.
- (b) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

As the Site falls outside any administrative route protection boundary, gazetted railway scheme boundary or existing railway protection boundary of any railway systems, he has no comment on the application from railway development point of view.

Environment

10.1.5 Comment of the Director of Environmental Protection (DEP):

The applicant is advised to follow the environmental mitigation measures as recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize the potential environmental impacts on the adjacent area.

Nature Conservation

10.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

The Site is located within the WBA in proximity to the fishponds in the WCA. According to the Town Planning Board Guidelines No. 12C, the planning intention of the WBA is to protect the ecological integrity of the fishponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fishponds. Noting from the FI that no construction works will be taken place at the Site, no open storage will occur at uncovered area and the proposed development would not generate pollution to the nearby streams and ponds, he has no adverse comment on the application.

Landscape

10.1.7 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) He has no objection to the application from the landscape planning perspective.
- (b) The Site, located to north of Castle Peak Road – San Tin, falls within an area zoned “OU(CDWRA)” on the approved OZP. The Site is the subject of 13 previous applications. He had no objection on the last rejected application No. A/YL-ST/348 for proposed temporary cargo handling and freight forwarding facilities from landscape planning perspective.
- (c) The surrounding area comprises open storage, container vehicle park, temporary structures, tree groups and fish ponds. Similar application No. A/YL-ST/534 is located to the southwest of the Site. The proposed use is considered not incompatible with the existing landscape setting in proximity.
- (d) According to the aerial photo dated 10.4.2018, the Site was hard paved. Temporary structures and some vehicles are found within the Site. About one to two existing trees are adjacent to the site boundary at its east and southeast. As such adverse landscape impact arising from the proposed use is not anticipated.

Fire Safety

10.1.8 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in-principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Buildings Matters

10.1.9 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (c) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively.
- (d) The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Drainage

10.1.10 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage operation and maintenance point of view.
- (b) He notes that the applicant has submitted a drainage proposal (**Appendix I**), which he considers unacceptable from drainage

operation and maintenance point of view. The applicant is requested to duly address his comments below and re-submit the proposal to him for comments.

- (i) The last manhole should be specified on the plan. The relevant manhole details with desilting trap should be provided.
 - (ii) For the proposed discharge point i.e. the catchpit of the nearby site, the applicant should provide photos showing its existing condition. With the use of invert levels, the applicant should verify that there will not be any backflow effect.
 - (iii) The connection between the last manhole and the discharge point mentioned above should be 375 dia. precast concrete pipe instead of surface channel.
- (c) After completion of the required drainage works, the applicant shall provide DSD a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan for reference.
- (d) His detailed comments are at **Appendix V**.

Others

10.1.11 Comments of the Director of Food and Environmental Hygiene (DFEH):

If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

10.1.12 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

His office has no adverse geotechnical comment on the application. It is noted that no diversion of stream/ filling of pond/ filling of land/ excavation of land is proposed as stated in the Application Form (**Appendix I**).

District Officer's Comments

10.1.13 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

He has no comment on the application and the local comments shall be submitted to the Board directly, if any.

10.2 The following Government departments have no comment on the application:

- (a) Project Manager (West) (PM(W)), CEDD;
- (b) Commissioner of Police (C of P);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Director of Leisure and Cultural Services (DLCS); and
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comments Received During Statutory Publication Period

On 6.3.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, six objecting public comments were received from San Tin Rural Committee, World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden, The Hong Kong Bird Watching Society, Designing Hong Kong and a member of the general public raising concerns that the proposed development was not in line with the planning intention of the “OU(CDWRA)” zone and TPB PG-No. 12C, there would be road safety problem, and the approval of the applied use would encourage UD (**Appendix IV**).

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary shop and services (retail of construction materials) for a period of 3 years. The Site falls within the “OU(CDWRA)” zone which is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay. According to the applicant, the proposed shop is for sale of construction materials and could serve the nearby landlords and residents. As there is no immediate development proposal for the Site, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone. The proposed small-scale temporary shop and services is not incompatible with the surrounding land uses, comprising mainly open storage yards, residential dwellings, unused/vacant land and ponds (**Plan A-2**).
- 12.2 Although the Site falls within the WBA of the TPB PG-No. 12C, the guidelines also specify that planning applications for temporary uses are exempted from the requirement of EcoIA. DAFC has no adverse comment on the application from nature conservation point of view noting the applicant’s confirmation that the uncovered area will not be used for open storage of construction materials, that no construction works will be undertaken at the Site and the proposed development would not generate pollution to the nearby streams and ponds.
- 12.3 Other concerned Government departments consulted including C for T, DEP, D of FS, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or adverse

comment on traffic, environment, fire safety, drainage and landscape aspects respectively. Adverse impacts on these aspects are not envisaged. To mitigate potential environmental impacts on the surrounding area and to address concerned departments' comments, approval conditions restricting operation hours, prohibiting open storage of construction materials on the uncovered area of the Site and technical requirements are recommended in paragraphs 13.2 (a) to (i) below. Non-compliance with any of the approval conditions would result in revocation of the planning permission and unauthorized developments on site would be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site".

- 12.4 As detailed in paragraph 6, the Site is the subject of 13 previous planning applications for various temporary uses involving open storage, car parks, tyre repair workshops, cargo handling and freight forwarding facilities, with 5 applications approved by the Committee and 8 rejected. The last application No. A/YL-ST/348 for temporary cargo handling and freight forwarding facilities was rejected by the Committee in 2008. The previous applications were for uses different from the current application. There is a similar application for temporary shop and services use but for real estate agency for a period of 3 years within the "OU(CDWRA)" zone which was approved by the Committee in 2019 as detailed in paragraph 7.
- 12.5 There are six objecting public comments on the application received during the statutory publication period as stated in paragraph 11. The planning assessment and departmental comments above are of relevance.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 24.4.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00p.m. and 9:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reserve onto/from the Site to the public road at any time during the planning approval period;
- (c) the uncovered area of the Site shall not be used for open storage of construction materials, as proposed by the applicant, at any time during the planning approval period;

- (d) the provision of boundary fencing on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 24.10.2020;
- (e) the submission of revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.10.2020;
- (f) in relation to (e) above, the implementation of revised drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.1.2021;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 24.10.2020;
- (i) in relation to (h) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 24.1.2021;
- (j) if any of the above planning conditions (a), (b), (c) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning conditions (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The proposed temporary shop and services (retail of construction materials) is not in line with the planning intention of the "OU(CDWRA)" zone, which is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 25.2.2020
Appendix Ia	FI received on 16.4.2020
Appendix II	Previous applications covering the Site
Appendix III	Similar application
Appendix IV	Public comments received during the statutory publication period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Landscape Plan
Drawing A-3	Proposed Drainage Plan
Plan A-1a	Location Plan with Similar Application
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2020**