

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/572

<u>Applicant</u>	: Fortune Nine (HK) Company Limited represented by Top Bright Consultants Limited
<u>Site</u>	: Lots 52 RP (Part), 61 (Part), 62 (Part), 64 RP (Part) and 65 RP in D.D. 105 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: About 1,626m ² (including about 403m ² of GL (24.8%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”) [Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
<u>Application</u>	: Proposed Temporary Warehouse for Storage of Used Private Vehicles for Sale and a Covered Works Area 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 warehouse for storage of used private vehicles for sale and a covered works area for a period of 3 years (**Plan A-1**). According to the covering Notes of the OZP, temporary use not exceeding a period of three years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use is not provided for in terms of the OZP. The Site is currently used for temporary open storage of second hand motor vehicles (including medium goods vehicles and container tractors but excluding trailers) for sale and a covered works area under approved planning application No. A/YL-ST/528.
- 1.2 The Site (in whole or in part) is the subject of 12 previous applications, for temporary vehicle parks, vehicle workshop and open storage of vehicles for sale with a covered works area, of which 9 were approved and 3 were rejected (**Plan A-1**). The last Application No. A/YL-ST/528 as mentioned in paragraph 1.1

was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 17.8.2018 for a period of 3 years until 17.8.2021 (**Plan A-1**). All approval conditions had been complied with. The current application seeks to change the current storage condition from open air to warehouse to give all-weather protection to the vehicles, and the types of vehicles to be stored from medium goods vehicles and container tractors but excluding trailers to used private vehicles for sale.

- 1.3 As shown on the layout plan at **Drawing A-1** and **Plan A-2**, the Site is accessible from the east off Shek Wu Wai Road leading to Castle Peak Road – San Tin. The applicant has submitted landscape and tree preservation proposal in support of the application (**Drawing A-2**). According to the applicant, the covered works area is used exclusively for cleansing and waxing activities. No car repairing works will be carried out on-site. Most of the used private vehicles for sale will arrive the Site with T-plates and be stored at the Site, and in some rare occasions, luxurious vehicles imported from overseas will be delivered by medium goods vehicles. The major parameters of the current application are summarized below:

No. of structures (Building Height, No. of Storeys)	3: 1 warehouse for storage of 28 used private vehicles (9.2- 10.5m, 2 storeys) 1 site office (4.8m, 2 storeys) 1 covered works area (5m, 1 storey)
Total Floor Area	About 1,836m ²
No. of Parking Spaces	2 (for staff/visitors)
Operation Hours	9:00a.m. to 6:00p.m. from Mondays to Fridays and 9:00a.m. to 1:00p.m. on Saturdays (no operation on Sundays and public holidays)

- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 3.4.2020 (**Appendix I**)
 - (b) Planning Statement (**Appendix Ia**)
 - (c) Further Information (FI) received on 22.5.2020 on the clarification of types of vehicles accessing the Site (**Appendix Ib**)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Planning Statement at **Appendix Ia**. They can be summarized as follows:

- (a) There are very limited areas designated for storage use and the provision of different types of services for car trading in the San Tin area. There is a genuine demand for storage space for sale of used private vehicles in the area.

- (b) The Site is unlikely to be developed for residential developments in the short to medium term. Approval of this temporary application would not frustrate the long term planning intention of the “R(D)” zone.
- (c) The development is compatible with the surrounding areas where open storage yards, container vehicle parks, logistics centre, retail shops to sell vehicle parts, accessories and construction machinery, and vehicle repair workshops are found. The Site is bounded by two roads with heavy traffic. Approval of the application would not result in any interface problems with the surrounding areas.
- (d) There have been six previous applications for temporary open storage of second hand motor vehicles (including medium goods vehicles and container tractors but excluding trailers) for sale and a covered works area on the Site approved by the Board between 2002 to 2018. The Board’s decision to approve the previous applications on the same site and a number of similar applications in the vicinity indicate that the applied use is acceptable within the “R(D)” zone. All approval conditions of these six previous applications have been complied with.
- (e) The Site has been used for similar uses for more than 19 years. The current application is same as the previous application for open storage of vehicles use, except that warehouse is proposed to house all the vehicles to provide all-weather protection. Other ancillary uses including site office and covered works area will remain unchanged.
- (f) The applied use would not generate any additional traffic to the nearby area as the proposed use is mainly used for storage purpose. The Site is paved and fenced off by 2m high corrugated metal sheets and perimeter trees. No adverse environmental and visual impacts to the surrounding areas would be generated. With the existing drainage system properly maintained by the applicant, no adverse drainage impact is anticipated.

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

The applicant is not the “current land owner” of the private land 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 the San Tin Rural Committee through registered post. Detailed information would be deposited at the meeting for Members’ inspection. The requirement is not applicable to the GL portion of the Site.

4. Background

The Site is not subject to planning enforcement action.

5. Previous Applications

- 5.1 The Site was involved in 12 previous applications. 3 temporary applications for container vehicle and lorry park and car repair workshop with or without washing workshop were rejected by the Committee or the Board on review between 1993 and 1998. The other 9 temporary applications for public vehicle park and open storage uses were approved by the Committee between 1999 and 2018 (**Plan A-1**).

3 rejected applications

- 5.2 Applications No. A/DPA/YL-ST/13 for proposed open container vehicle and lorry park was rejected by the Committee in 1993 mainly on the grounds that the proposed development was not in line with the planning intention of the area, there was no information in the submission to demonstrate that the proposed development would have insignificant impact environment, drainage and traffic in the area, was not compatible with neighbouring rural settlement, would cause adverse impact on the nearby slip road and that no noise mitigation measures were proposed in the submission.
- 5.3 Applications No. A/YL-ST/19 and 46 for temporary car repairing workshop, and temporary container vehicle repairing and washing workshop respectively were rejected by the Committee in 1996 and by the Board on review in 1998 respectively mainly on the grounds that the proposed development was not in line with the planning intention of the “R(D)” zone; the proposed development was not compatible with the surrounding land uses which were residential and rural in character; there was insufficient information in the submission to demonstrate that the proposed development would have insignificant adverse environmental impacts on the surrounding area; and the approval of the application would set an undesirable precedent for similar applications.

9 approved applications

- 5.4 Application No. A/YL-ST/86 for temporary public car park was approved by the Committee in 1999 for a period of 3 years mainly on the consideration that the development would not frustrate the permanent development of the site. However, no submission had been received for compliance with approval conditions and the planning permission lapsed on 28.5.2002.
- 5.5 Application No. A/YL-ST/118 for proposed temporary open storage of building material, pre-casted facade units and/or vehicle spare parts was approved by the Committee in 2000 for a period of 3 years mainly on the consideration that the development was not incompatible with the surrounding land uses; and the proposed development could alleviate the acute shortage of open storage land in the area. However, the planning permission was revoked in 2001 due to non-compliance with approval conditions.
- 5.6 Application No. A/YL-ST/148 for temporary car park for second hand private cars was approved by the Committee in 2000 for a period of 3 years mainly on the consideration that the development was not incompatible with the surrounding

land uses; and the proposed parking for private cars was not expected to generate significant adverse traffic, environmental and drainage impacts on the area. During the approval period, the applicant had complied with all the approval conditions. The planning permission lapsed in 2003.

- 5.7 Applications No. A/YL-ST/179 and 290 both for temporary open storage of second hand motor vehicles (including private cars and tractors but excluding trailers) for sale and a covered works area were approved by the Board upon review and by the Committee respectively in 2002 and 2005 for periods of 3 years mainly on the consideration that the developments did not involve the storage of container vehicles, and might be tolerated and the applications were considered not incompatible with the surrounding land uses. The applicant had complied with all approval conditions of both applications.
- 5.8 The last four Applications No. A/YL-ST/365, 413, 461 and 528 submitted by a different applicant for temporary open storage of second hand motor vehicles (including medium goods vehicles and container tractors but excluding trailers) for sale and a covered works area were approved by the Committee between 2009 and 2018 for periods of 3 years mainly on the consideration that the applications were considered not incompatible with the surrounding land uses; developments were considered in line with the then TPB PG-No. 13E in that there were previous approvals, no local objection nor major adverse departmental comments/objection to the application. All approval conditions of the last application No. A/YL-ST/528 had been complied with.
- 5.9 Details of these applications are summarized at **Appendix II**. Their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application for warehouse for private vehicles within the same “R(D)” zone.

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

7.1 The Site is:

- (a) paved and fenced off, and currently used for open storage of second hand motor vehicles (including medium goods vehicles and container tractors but excluding trailers) for sale and a covered works area;
- (b) accessible from the east off Shek Wu Wai Road leading to Castle Peak Road – San Tin; and
- (c) located outside the Wetland Buffer Area (WBA) of Deep Bay Area.

7.2 The surrounding areas are mainly residential dwellings, vehicle parks, and open storage yards. Some warehouse and storage uses are suspected unauthorized developments subject to enforcement action by the Planning Authority:

- (a) to its east across Shek Wu Wai Road are vehicle parks under approved applications, amenity area and vacant land;
- (b) to the north are residential dwellings, a vegetable co-operation society, a warehouse, an open storage yard for vehicles and storage of vehicle parts, unused land, a toilet and a refuse collection point;
- (c) to the west are residential dwellings, a vehicle park and unused land; and
- (d) to its south is San Tin Highway.

8. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises GL and 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) A portion of GL with an area of about 341m² of the Site is covered by a Short Term Tenancy (STT) No. 1923 for the purpose of “Open Storage of Second-Hand Motor Vehicles (including Private Cars and Tractors but excluding Trailers) with Ancillary Workshop and Office”.
- (c) No permission is given for occupation of the remaining GL with an area of about 62m² (subject to verification) included in the Site. The act of occupation of the remaining GL without Government’s prior approval is not allowed.

- (d) The private land of Lot No. 52 RP in D.D. 105 is covered by Short Term Waiver (STW) No. 3766 to permit structures for the purpose of “Open Storage of Second Hand Motor Vehicles (including Medium Goods Vehicles and Container Tractor but excluding Trailers) for Sale and Covered Works Area”.
- (e) Should planning approval be given to the planning application, the STT/STW holders will need to apply to his office for modification of the STT/STW conditions where appropriate. The applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Furthermore, 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. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. 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 premium or fee, as may be imposed by the LandsD.

Traffic

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

- (a) The Site is connected to Shek Wu Wai Road via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with 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 reverse onto/from the Site at any time during the planning approval period.

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

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Wu Wai Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, 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 viewpoint.

Environment

9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) In accordance with the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, he does not support the application as the proposed use will generate traffic of heavy vehicles and the Site is within 100m from the nearest sensitive use (i.e. residential dwellings are at 2-3m to the western boundary of the Site) and environmental nuisance is expected (**Plan A-2**).
- (b) There was no environmental complaint related to the Site in the past 3 years.

Nature Conservation

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

- (a) He notes that while the application would involve similar use at the Site under a previously approved application, a 2-storey warehouse would be erected in the western part of the Site under the current application. As there is an egretty to the northeast of the Site, the applicant should avoid any construction works during the ardeid breeding season (March – August) should the application be approved.
- (b) Should the application be approved, the applicant is advised to avoid causing disturbance to the egretty and preserve all the existing trees at the Site.

Landscape

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

- (a) The Site does not fall within landscape sensitive zonings. With reference to the Planning Statement (**Appendix Ia**), all existing trees within the Site will be preserved and hence significant landscape impact is not envisaged.

- (b) According to the aerial photo of 2018, it was observed that some vegetation along the boundary outside the Site act as landscape buffer to the adjacent road. As such, it is opined not necessary to impose any landscape condition should the application be approved by the Board.

Fire Safety

9.1.8 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 (FSIs) being provided to the satisfaction of 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. 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 should be 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.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.
- (b) If the existing structures (not being New Territories Exempted Houses) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (c) 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.

- (d) 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 BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) 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.
- (f) 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

9.1.10 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 implemented the drainage facilities on site under previous planning Application No. A/YL-ST/528. The relevant drainage proposal and drainage implementation works were considered satisfactory at that time. The applicant should provide DSD with a set of latest record photographs showing the completed drainage works (including the internal conditions of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan.
- (c) His advisory comments are at **Appendix IV**.

District Officer's Comments

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

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

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

- (a) Commissioner of Police (C of P);

- (b) Director of Food and Environmental Hygiene Department (DFEH);
- (c) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Director of Leisure and Cultural Services (DLCS); and
- (g) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

10. Public Comments Received During Statutory Publication Period

On 17.4.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two objecting public comments were received from San Tin Rural Committee and an individual raising concerns that the applied use would add burden to the traffic network, create road safety problem, and encourage the proliferation of brownfield in the area (**Appendix III**).

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse for storage of used private vehicles for sale and a covered works area for a period of 3 years. The Site falls within “R(D)” zone which is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. The applied use is not in line with the planning intention of the “R(D)” zone. However, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(D)” zone as there is no known development proposal for the site.
- 11.2 The applied use is not entirely incompatible with the surrounding land uses, comprising mainly vehicle parks, open storage yards and scattered residential dwellings (**Plan A-2**). No worsen impacts are anticipated from the current application compared with the last approval under Application No. A/YL-ST/528, which involves changing the storage condition from open air to warehouse, and the types of vehicles to be stored from medium goods vehicles and container tractors but excluding trailers into private vehicles. DEP does not support the application there are sensitive receivers in the vicinity of the Site (the closest residential dwellings are at 2-3m to the western boundary of the Site) and environmental nuisance is expected. Nevertheless, there was no environmental complaint related to the Site in the past 3 years. Other concerned Government departments, including C for T, DAFC, D of FS, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or no adverse comment on traffic, ecological, fire safety, drainage and landscape aspects respectively. To mitigate any potential environmental impacts and to address their technical concerns, approval conditions restricting the operation hours, the types of vehicles, activity on-site, requiring maintenance of existing drainage facilities, landscape planting, paving and boundary fencing, submission of drainage record, and submission and implementation of FSIs proposal are recommended in paragraphs 13.2 (a) to (l)

below. Besides, the applicant should be advised to follow the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”.

- 11.3 There is no similar application for warehouse for private vehicles in the same “R(D)” zone. The Site is the subject of 9 previously approved applications for temporary public car parks, temporary open storage of building material, pre-casted facade units and/or vehicle spare parts, and temporary open storage of second hand motor vehicles (including private cars/medium goods vehicle, and container tractors excluding trailers). Approval of the current application is in line with the previous decisions of the Committee.
- 11.4 There are two objecting public comments on the application received during the statutory publication period as stated in paragraph 10. The planning assessment and departmental comments above are of relevance.

12. **Planning Department’s Views**

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the proposed temporary warehouse for storage of used private vehicles for sale and a covered works area could be tolerated for a period of 3 years.
- 12.2 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 29.5.2023. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation between 1:00 p.m. and 6:00 p.m. on Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) no cutting, dismantling, repairing and workshop activity, including container repairs and vehicle repairs, is allowed on the Site at any time during the planning approval period;
- (e) no heavy goods vehicle exceeding 24 tonnes, including container tractor and trailer, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from the Site at any

- time during the planning approval period;
- (g) the paving and boundary fencing on the Site shall be maintained at all times during the planning approval period;
 - (h) all landscape planting within the Site shall be maintained at all times during the planning approval period;
 - (i) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
 - (j) the submission of an as-built drainage plan and photographic records of the existing drainage facilities within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 29.8.2020;
 - (k) 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 29.11.2020;
 - (l) in relation to (k) above, the implementation of fire service installations 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 28.2.2021;
 - (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (i) 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
 - (n) if any of the above planning conditions (j), (k) or (l) 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 at **Appendix IV**.

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

the proposed temporary warehouse for storage of used private vehicles for sale and a covered works area is not in line with the planning intention of the "R(D)" zone which is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I	Application Form received on 3.4.2020
Appendix Ia	Planning Statement
Appendix Ib	FI received on 22.5.2020
Appendix II	Previous applications covering the Site
Appendix III	Public comments received during the statutory publication period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Landscape and Tree Preservation Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2020**