

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/278

- Applicant** : Shing Fung Film Studio Limited represented by Cinotech Consultants Limited
- Site** : Lots 287(Part), 288(Part), 289SA, 289RP, 295, 299, 309(Part), 815(Part) in D.D. 247 and Adjoining Government Land, Ho Chung, Sai Kung
- Site Area** : About 10,816m² (including 150m² of Government Land)
- Lease** : Private Land (about 98.6%)
Agricultural Lots held under Block Government Lease

Government Land (about 1.4%)
- Plan** : Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
- Zonings** : “Recreation” (“REC”) (about 10,275 m² or 95%)
“Green Belt” (“GB”) (about 541m² or 5%)
- Application** : Temporary Film Studio for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for a film studio on a temporary basis for a period of three years. The latest planning approval (Application No. A/SK-HC/248) for film studio at the Site on a temporary basis for a period of three years was granted by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 28.10.2016 with conditions. The planning approval was revoked on 28.1.2017 due to non-compliance with approval condition relating to the submission of landscape and tree preservation proposal. The Site is currently occupied by the applied use without valid planning permission.
- 1.2 The film studio under application involves one to two storeys (1.4m to 12m) structures with a total Gross Floor Area (GFA) of 3,288.5m². Two main studios are located at the north-western part of the Site. The other structures within the film studio include an administration building, temporary sheds serving as

workshops and storage space, and other facilities including CLP meter room, power station and toilets, fire services water tank and pumps (**Table 3-2 of Appendix Ia** and **Drawing A-1**). An existing outdoor pool is used as fire service pond for fire fighting and underwater filming. 15 open vehicle parking spaces are provided. At present, the studio operates in two shifts. The day shift runs from 06:00 a.m. to 15:00 p.m. and the night shift runs from 21:00 p.m. to 06:00 a.m. The development proposal submitted by the applicant is largely the same as the last approved application No. A/SK-HC/248, with a slight increase in GFA (+83.2m² or +2.6%) for Fire Service Control Room, shed for make-up room and container for storage (Items 23, 24 and 26 of **Drawing A-1**). A comparison of the major development parameters between the current application and the latest approved application No. A/SK-HC/248 is summarised below:

	Previously Approved Application (A/SK-HC/248) (a)	Current Application (A/SK-HC/278) (b)	Difference (b) – (a)
Site Area	10,816m ²	10,816m ²	0
Total GFA	3,205.3m ²	3,288.5m ²	+83.2m ² (+2.6%)
Building Height	2.4 to 12m	1.4m to 12m	0
Vehicle Parking Spaces	15	15	0

- 1.3 The site plan, drainage plan and landscape/tree preservation plan submitted by the applicant are at **Drawings A-1 to A-3**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application form dated 10.10.2017 **(Appendix I)**
 - (b) Development Proposal **(Appendix Ia)**
 - (c) Further Information (FI) dated 13.11.2017 providing responses to comments **(Appendix Ib)**
(exempted from recounting and publication requirements)
 - (d) FI dated 30.4.2018 providing a Transport Review Report and responses to comments **(Appendix Ic)**
(not exempted from recounting and publication requirements)
 - (e) FI dated 29.5.2018 providing junction analysis of the Transport Review Report and responses to comments **(Appendix Id)**
(not exempted from recounting and publication requirements)
- 1.5 On 8.12.2017 and 2.3.2018, the Committee agreed to defer making a decision on the application for two months each, as requested by the applicant, to allow time for preparation of FI to address the comments of relevant government departments. The applicant submitted FI as detailed in paragraph 1.4 above. The application is scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Development Proposal at **Appendix Ib**. They can be summarised as follows:

- (a) The approval of the application is important for the applicant to continue providing services to the local film industry.
- (b) The proposed site layout is not cast-in-stone due to specific nature of the film production industry. The containers may be moved around the Site to suit the need of filming and the lounge and shading sheds are likely to be mobile to suit the need of the shooting crews.
- (c) The operation of the film studio at the Site is unlikely to cause any impact on landscape resources and landscape character of the area. A Landscape and Tree Preservation plan was submitted and fully implemented by the applicant in 2007. After obtaining the last planning approval in 2016, few trees have been removed/segregated from the Site by other lot owners during hoarding erection. The last approval was revoked because there is inconsistency in the tree preservation proposal submitted during planning application and condition discharge stages. An updated landscape and tree preservation plan is submitted (**Drawing A-3**). The preserved vegetation is in good condition and the applicant is committed to maintain all existing planted vegetation at any time during the approval period.
- (d) The proposed road improvement works (i.e. placement of passing bays and traffic signage at critical locations of Ho Chung Road) as one of the approval conditions under application No. A/SK-HC/133 have been completed by the applicant. The applicant is committed to use no medium or heavy vehicles for the film production. The number of car parking spaces on the Site remains unchanged.
- (e) The applicant has implemented adequate and effective mitigation measures or improvement works to ensure no adverse drainage impact on Ho Chung River, no adverse traffic impact on Ho Chung Road and no pollution on the nearby water gathering ground. A discharge licence granted by Environmental Protection Department remains valid.

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

For the portion of Private Land

- 3.1 The applicant is not a “current land owner” 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 obtaining consent of the current land owners. Detailed information would be deposited at the meeting for Members’ inspection.

For the portion of Government Land

- 3.2 The “owner’s consent/notification” requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB GB-No.31) is not applicable to the portion of Government land within the Site.

4. Previous Applications (Plans A-1 and A-2)

- 4.1 The Site was the subject of eight previous applications submitted by the same applicant for film studio use. Among them, seven applications (No. A/SK-HC/28, 84, 121, 133, 181, 224 and 248) were approved with conditions whereas one application (No. A/SK-HC/18) was rejected.
- 4.2 The planning application No. A/SK-HC/18 for film studio was rejected by the Board on review on 14.7.1995 for reasons of not in line with the planning intention, insufficient information to facilitate a comprehensive assessment of the development’s compatibility with the surroundings, possible adverse traffic impact and setting of an undesirable precedent.
- 4.3 The planning applications No. A/SK-HC/28 and 84 were approved with conditions on 15.12.1995 and 16.6.2000 respectively by the Committee for a temporary period of five years each subject to the conditions. The planning applications lapsed on 15.12.2000 and 16.6.2005 respectively.
- 4.4 The planning application No. A/SK-HC/121 was approved by the Board on review on 16.9.2005 for a temporary period of three years subject to conditions including no outdoor activity between 11:00p.m. and 7:00a.m., landscape and tree preservation proposals, vehicular access and traffic management proposals, drainage proposal and detailed proposals to ensure no pollution on the water gathering ground. On 2.12.2005, the applicant lodged an appeal and requested the Town Planning Appeal Board (TPAB) to grant permanent planning permission and to remove the condition restricting the operation hour for the outdoor activities of film studio. Having heard the appeal on 17.5.2006, the case was dismissed by the TPAB on 17.7.2006. As the applicant has not complied with the planning conditions regarding landscape and tree preservation proposals, traffic impact assessment and detailed proposals to ensure no pollution would occur to the water gathering ground within the specified time periods, the planning permission was revoked on 16.3.2006.
- 4.5 The planning applications No. A/SK-HC/133, 181, 224 and 248 were approved by the Committee/the Board on review on 16.3.2007, 11.6.2010, 5.7.2013 and 28.10.2016 for a temporary period of three years each subject to conditions including no outdoor shooting and related activities between 11:00p.m. and 7:00a.m., no use of pyrotechnic materials, not allowing medium/heavy goods vehicles, landscape and/or tree preservation proposals, vehicular access and traffic management proposals, water supplies for fire fighting and fire service installations proposals, drainage proposals, maintain all existing and newly planted vegetation, provision of parking spaces, and detailed proposals to ensure no pollution on the water gathering ground. The time-limited approval conditions

had been complied with for application No. A/SK-HC/133 and the planning application lapsed on 16.3.2010. Applications No. A/SK-HC/181 and 224 were however revoked on 11.9.2012 and 5.10.2015 respectively due to non-compliance with approval condition on the implementation of water supplies for fire fighting and fire service installations proposals. The last approved application No. A/SK-HC/248 was revoked on 28.1.2017 due to non-compliance with the approval condition on the submission of tree preservation proposal, all other time-limited approval conditions have been complied with.

- 4.6 The previous applications are summarized at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

5. Similar Application (Plan A-1)

There is one similar application for film studio (No. A/SK-HC/118) within the same “REC” zone. It was rejected by the Board on review on 16.9.2005 on the grounds of insufficient information to demonstrate no adverse traffic and environmental impacts, safety problem and disturbances to the nearby residents.

6. The Site and Its Surrounding Areas (Plans A-1, A-2a and A-2b and photos on Plans A-3 to A-4c)

- 6.1 The Site is:

- (a) currently a film studio;
- (b) located at the western part of Ho Chung valley;
- (c) located within the upper indirect water gathering ground; and
- (d) accessible via a local van track branching off from Ho Chung Road to the north.

- 6.2 The surrounding areas have the following characteristics:

- (a) to the south is Ho Chung River;
- (b) to the west across Ho Chung River are hillslopes covered with dense vegetation; and
- (c) to the north-east are some existing open storage sites.

7. Planning Intentions

- 7.1 The planning intention of the “REC” zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

- 7.2 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

8. Comments from Relevant Government Departments

- 8.1 The following government departments have been consulted and their views on the application and public comments received are summarised as follows:

Land Administration

- 8.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) the Site comprises Lots 287 (part), 288 (part) 289 s.A, 289 RP, 295, 299, 309(Part), 815(Part) and adjoining government land in D.D. 247. All the lots are agricultural lots held under Block Government Lease. The Site is outside recognized village environs;
- (b) a former short term waiver (STW) for permitting the erection of structures on Lots 289 s.A, 289 RP and 299 in D.D. 247 for film studio use was granted by his office on 20.10.1999 for a fixed period from 1.6.1998 to 30.9.1999 and thereafter quarterly. In view of the revocation of the permission of the application No. A/SK-HC/181 on 11.9.2012, his office issued a notice of termination to terminate the STW with effect from 10.6.2013. There is at present no valid STW covering the Site;
- (c) having obtained the Board’s approval of the planning application No. A/SK-HC/224 on 5.7.2013, the owner of Lots 287, 288, 289, 295 and 299 in D.D. 247 submitted an application to his office for an STW in respect of Lots 287, 288, 289, 295 and 299 in D.D. 247 and a short term tenancy (STT) of the adjoining government land for film studio use. However, the processing of the STW and STT application was withheld as the planning permission was revoked; and
- (d) if the application is approved by the Board, the owner of the subject lots will need to apply to his office for a STW to cover all the subject lots and a STT to cover the concerned adjoining government land for the film studio use. However, there is no guarantee that such application for STW and STT would be approved by the Government. Such application, if eventually approved, shall be subject to such terms and conditions including the payment of fees and rent, as the Government considers appropriate.

Traffic

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

he has no objection to the application from traffic engineering viewpoints provided that no medium/heavy good vehicles are allowed to enter the film studio at any time during the approval period.

Environment

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

(a) the previous approval to the film studio has incorporated a number of planning conditions including no outdoor shooting and related activities from 11:00pm to 7:00am, no use of pyrotechnic materials, and no heavy vehicles, etc. These conditions should remain in place; and

(b) there is no environmental complaint record against the film studio since the last approval in October 2016.

Urban Design & Visual

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

the application involves additional structures and GFA of 83.2m² for fire services installations (FSIs) and other essential facilities (e.g. make-up rooms, equipment storage and cooling tower for air-conditioning) incidental to the operation of film studio. The maximum height of these structures (i.e. 12m) remains the same as the previous application. Considering there are no important visual resources and sensitive receivers and the existing open storage use at the vicinity of the Site, it is anticipated that the proposal would not generate significant adverse visual impact on the surroundings.

Landscape

8.1.5 Comments of the CTP/UD&L, PlanD:

(a) no objection to the application from landscape planning point of view;

(b) the proposed use is not incompatible to the surrounding environment. Significant changes or disturbances to the existing landscape character and resources arising from the proposed use are not anticipated;

(c) it is noted that there are over a hundred of existing trees previously planted and recorded within the Site, mostly along the boundary. In

addition, some existing vegetation (including trees and shrubs) are growing close to and outside the Site;

- (d) should the Board approve the application, the following landscape condition is recommended:

the submission and implementation of a tree preservation proposal to the satisfaction of the Director of Planning or of the Board; and

- (e) the applicant is reminded that the Board's approval with or without conditions on submission and/or implementation of landscape proposal (including tree preservation proposal) does not imply approval of any kind of tree works (such as felling/transplanting/pruning) under lease. The applicant is reminded to approach relevant government departments (such as DLO/SK) direct for approval if required.

Sewerage

8.1.6 Comments of the DEP:

on sewerage facility management, the discharge licence issued to the applicant for the septic tank and soakaway pit is still valid and the licence requirements should be strictly followed.

Drainage

8.1.7 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no in-principle objection to the application from drainage maintenance viewpoint provided that adequate stormwater drainage collection and disposal facilities will be provided in association with the land use not causing adverse drainage impact to the area in the vicinity; and
- (b) according to his records, there is no existing public sewage facilities in the vicinity for connection.

Building Matters

8.1.8 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):

- (a) unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulation (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the Building Authority (BA) under B(P)R 19(3). In this connection, he has reservation under the Buildings Ordinance (BO) on the proposed development parameters as stated in the development schedule;

- (b) all unauthorized building works (UBW)/structures should be removed. In particular, there are UBW on the Site (three single storey structures) subject to BO section 24 order no. C/AT/0440/96/NT. The applicant is advised to comply with the said order without further delay;
- (c) all building works are subject to compliance with the BO;
- (d) the means of obtaining access to the proposed building from a street including the land status of the existing access road should be clarified to demonstrate compliance of B(P)R5;
- (e) emergency vehicular access complying with B(P)R 41D shall be provided for all buildings in the Site; and
- (f) before any new building works are carried out on the Lots, prior approval and consent from BA should be obtained, otherwise they are UBW. Authorized Person must be appointed to coordinate all new building works in accordance with the BO.

Fire Safety

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

he has no specific comment on the submitted proposal subject to fire service installations (FSIs) and water supplies for fire fighting being provided to the satisfaction of his Department. Detailed fire services requirements will be formulated upon receipt of formal submission of General Building Plan where applicable. Besides, Emergency Vehicle Access arrangement shall comply with the requirements stipulated in BD's Code of Practice for Fire Safety in Buildings 2011 whenever the building works fall within the ambit of the BO.

Water Supply

8.1.10 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) no objection to the application;
- (b) the Site for the film studio development falls within the upper indirect water gathering ground and is less than 30m from the nearby stream course. There will be high risk of contamination to the water gathering ground if effective pollution mitigation measures are not continually employed by the applicant;
- (c) similar to the previous planning application No. A/SK-HC/248, the following conditions should be adhered to:

- (i) the submission of detailed proposals to ensure no pollution would occur to the water gathering grounds within 3 months from the date of planning approval to the satisfaction of the Director of Water Supplies (DWS) or of the Board; and
- (ii) in relation to (i), the implementation of detailed proposals to ensure no pollution would occur to the water gathering grounds within 6 months from the date of planning approval to the satisfaction of the DWS or of the Board.

District Officer's Comments

8.1.11 Comments of the District Officer/Sai Kung, Home Affairs Department (DO/SK, HAD):

- (a) local views should be fully considered; and
- (b) Sai Kung Rural Committee and other parties have submitted their objections to the Secretary of the Board directly on 7.11.2017 (**Appendix III**).

8.2 The following government departments have no comment on the application:

- (a) Commissioner of Police;
- (b) Chief Engineer (Works), Home Affairs Department;
- (c) Head (Geotechnical Engineering Office), Civil Engineering and Development Department;
- (d) Chief Highway Engineer/New Territories East, Highways Department;
- (e) Director of Agriculture, Fisheries and Conservation; and
- (f) Antiquities and Monuments Office, Leisure and Cultural Services Department.

9. Public Comments Received During Statutory Publication Periods

The application, 2nd and 3rd FI were published for public inspection on 17.10.2017, 8.5.2018 and 5.6.2018 respectively. During the statutory public inspection periods, 30 public comments were received from Sai Kung Rural Committee, Resident Representative of Man Wo Village, residents of the nearby villagers and individuals of public (**Appendix III**). 29 public comments object to the application mainly on grounds that the applicant failed to fulfil the approval conditions for many times; the development is not in line with the planning intention of the "REC" zone; the film studio operates in the both day and night time, which creates noise nuisance to the residents; there is insufficient car parking spaces within the Site; there are many vehicles entering and leaving the Site, which leads to congestion in the area and affect the road safety of the villagers; the Site is near to the Ho Chung River which requires conservation. One commenter raises general enquiry on the information to be included in the gist, which is irrelevant to the application.

10. Planning Considerations and Assessments

- 10.1 The Site falls within an area largely zoned “REC” (10,275m² or 95%) with a minor portion encroaches onto the “GB” zone (541m² or 5%) on the OZP. The planning intention of the “REC” zone is primarily for recreational developments for the use of the general public while the planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within “GB” zone. The operation of the film studio at the Site was covered by seven temporary planning permissions previously granted by the Committee or the Board.
- 10.2 The last planning application No. A/SK-HC/248 was approved by the Committee for a temporary period of three years on 28.10.2016, taking into account that the applicant had fulfilled all time-limited planning conditions except the implementation of FSI in the previous planning permission (application No. A/SK-HC/224) and FSIs proposal had been submitted to demonstrate that the implementation of FSIs proposal was feasible. In granting approval, the Committee had imposed approval conditions, amongst others, restricting outdoor shooting and related activities between 11:00p.m. and 7:00a.m., prohibiting use of pyrotechnic materials and not allowing medium/heavy goods vehicles in order to address concerns on traffic and environmental impacts. The current proposal is largely the same as the scheme in the last approved application (No. A/SK-HC/248) with slight increase in GFA by 83.2m² (+2.6%) for fire service control room, make-up room and storage.
- 10.3 The last application No. A/SK-HC/248 was revoked due to non-compliance with the approval condition on submission of tree preservation proposal. It is noted that the applicant has shown genuine efforts in fulfilling the relevant condition by submitting landscape proposal after obtaining planning approval but the proposal was not accepted by CTP/UD&L due to inconsistency in information on existing number of trees. The applicant has provided updated information on existing trees in this application (**Drawings A-3**) and CTP/UD&L has no objection to the application. The time-limited approval conditions on the water supplies for fire fighting and FSIs and detailed proposals to ensure no pollution would occur to the water gathering grounds have been complied with. No complaint was received regarding non-compliance of other approval conditions including no outdoor activity between 11:00 p.m. and 7:00 a.m, no use of pyrotechnic materials and not allowing medium/heavy goods vehicles.
- 10.4 The proposal is not considered to have significant adverse impacts on the Site and the surrounding areas. Relevant government departments consulted including CE/Construction of WSD, C for T, DEP, CE/MS of DSD and DAFC have no objection or no adverse comments on the current application. It is considered that the application can be tolerated on a temporary basis subject to shorter compliance periods to closely monitor the progress on compliance with the approval conditions. Failure to comply with the approval conditions within the time limits will result in revocation of the planning permission and unauthorised development on the Site will be subject to enforcement action by the Planning Authority. The applicant should be advised that sympathetic consideration may

not be given to any further application if the planning permission is revoked again due to non-compliance of approval conditions.

- 10.5 Regarding public comments expressing concerns on traffic, noise nuisance and environmental impact, DEP and C for T have no adverse comment on the application and there is no environmental complaint against the subject film studio since the last planning approval. To address the traffic, noise nuisance and fire safety concerns arising from the operation of the film studio, appropriate approval conditions have been suggested in paragraph 11.2 should the application be approved by the Committee.

11. Planning Department's Views

- 11.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary film studio could be tolerated for a period of 3 years with shorter compliance period to monitor the progress on compliance with approval conditions.
- 11.2 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 20.7.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no outdoor shooting and related activities from 11:00 p.m. to 7:00 a.m. are allowed within the development during the approval period;
- (b) no use of pyrotechnic materials is allowed within the development at any time during the approval period;
- (c) no medium or heavy goods vehicles are allowed to enter the film studio at any time during the approval period;
- (d) the submission of water supplies for fire fighting and fire service installations proposals within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.10.2018;
- (e) in relation to (d) above, the implementation of water supplies for fire fighting and fire service installations proposals 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 20.1.2019;
- (f) the submission of tree preservation proposal within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.10.2018;

- (g) in relation to (f) above, the implementation of tree preservation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.1.2019;
- (h) the submission of detailed proposals to ensure no pollution would occur to the water gathering grounds within 3 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 20.10.2018;
- (i) in relation to (h) above, the implementation of detailed proposals to ensure no pollution would occur to the water gathering grounds within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 20.1.2019;
- (j) if the above planning conditions (a), (b) or (c) is not complied with during the 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), (g), (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 IV**.

11.3 There is no strong reason to reject the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses, if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 12.3 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.

13. Attachments

Appendix I	Application form dated 10.10.2017
Appendix Ia	Development Proposal
Appendix Ib	FI dated 13.11.2017
Appendix Ic	FI dated 30.4.2018
Appendix Id	FI dated 29.5.2018
Appendix II	Previous planning applications at the Site

Appendix III	Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Studio Site Plan
Drawing A-2	Drainage Plan
Drawing A-3	Landscape and Tree Preservation Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
JULY 2018**