

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-LYT/684**

- Applicant** : Sze Hop Hing Wood Yard represented by Lanbase Surveyors Limited
- Site** : Lots 578 RP (Part), 579 RP (Part) and 580 RP in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling, New Territories
- Site Area** : About 3,131 m<sup>2</sup> (including about 569 m<sup>2</sup> of Government land)
- Lease** : (a) Block Government Lease (demised for agricultural use);  
  
For Lots 579 RP (Part) and 580 RP in D.D. 83  
Short Term Waiver (STW) No. 1110  
- Restricted for the purpose of retail shop and storage of building materials
- (b) Government Land; and
- Plan** : Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17
- Zonings** : “Agriculture” (“AGR”) (about 51% of the Site) and “Village Type Development” (“V”) (about 49% of the Site)
- Application** : Temporary Shop and Services (Retail Shop for Building Materials and Metalwares) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary shop and services (retail shop for building materials and metalwares) for a period of three years at the application site (the Site) (**Plan A-1a**). The Site falls within an area partly zoned “V” (about 49% of the Site) and partly zoned “AGR” (about 51% of the Site) on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17. According to the Notes of the OZP, ‘shop and services’ except that on the ground floor of a New Territories Exempted House within “V” zone is a Column 2 use requiring planning permission from the Town Planning Board (the Board) whereas temporary use or development of any land or building not exceeding a period of three years within “AGR” zone requires planning permission from the Board notwithstanding that the use is not provided for under the Notes of the OZP. The Site is currently occupied by the applied use without valid planning permission.
- 1.2 Part or whole of the Site is the subject of 15 previous planning applications and eight of which (No. A/NE-LYT/31, 138, 189, 303, 345, 388, 490 and 576) (**Plan A-1b**) were

approved (**Appendix II**). The latest application (No. A/NE-LYT/576) on the same site for renewal of planning approval for temporary retail shop (building materials and metalwares) was approved with conditions on 4.9.2015 for a period of three years by the Rural and New Town Planning Committee (the Committee) and that planning permission lapsed on 19.9.2018. The applicant has complied with all the approval conditions of the last approved application. Details of all previous applications are set out in paragraph 5 below.

- 1.3 The development scheme submitted by the applicant is identical to the previous application No. A/NE-LYT/576 in terms of the applied use, site layout and development parameters, including provision of parking and loading/unloading spaces. According to the information provided by the applicant, there are an existing two-storey building with gross floor area of 736m<sup>2</sup> for retail shop, storage and office use at the northwestern part of the Site and single-storey temporary structures of gross floor area of 944 m<sup>2</sup> at the southern part of the Site. The building height of the two-storey building and temporary structures is 6m. The temporary structures with acoustic enclosures act as a barrier for noise prevention. The operation hours will be restricted between 7:00 a.m. and 9:00 p.m. daily. The Site is accessible from Sha Tau Kok Road – Lung Yeuk Tau Section and the parking and load/unloading spaces are located at the east of the Site (**Plan A-2**). A layout plan and previously approved plans for tree preservation and landscape proposal, drainage proposal, proposal for fire service installation and water supplies for firefighting and traffic arrangement are at **Drawings A-1 to A-5** respectively.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 29.11.2018 (**Appendix I**)
  - (b) Supplementary Planning Statement (**Appendix Ia**)
  - (c) Supplementary Information received on 5.12.2018 (**Appendix Ib**)

## **2. Justifications from the Applicant**

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

- (a) the Site is the subject of previous application No. A/NE-LYT/576 submitted by the same applicant for the same retail shop use. The applied use and site layout are identical to that permitted under the previous planning application. Without the change of planning circumstance, it is considered that the applicant should be allowed to continue to operate the temporary retail shop at the Site;
- (b) all the approval conditions under the previous planning approval (No. A/NE-LYT/576) have been complied with. Should the application be approved, the applicant would continue to well maintain the existing site condition and facilities;
- (c) similar applications for temporary uses including public vehicle parks and warehouse on sites in the vicinity of the Site have been approved by the Committee. The retail shop should be suitable use on the Site;
- (d) the applicant has been operated the retail shop for building materials and metalwares serving the locality for more than 50 years. The temporary retail shop could serve the local community and meet the local demands for building materials and metalwares given that there are limited retail shops selling building materials and metalwares in the

neighbourhood area;

- (e) the temporary retail shop is located in the area with warehouses, open storages and repairing workshops, and is compatible with the surrounding environment. Besides, environmental mitigation measures have been provided on the Site; and
- (f) the applicant has complied with all approval conditions of the previous planning approval and the existing site conditions remain unchanged. No additional traffic, drainage and environmental impacts are anticipated.

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

The applicant is not the “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 posting site notice and sending a notice to the Fanling District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

According to the Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD), the Site is not involved in any active enforcement case.

### **5. Previous Applications**

- 5.1 Part or whole of the Site is the subject of 15 previous applications (**Plans A-1b and A-1c**).
- 5.2 Seven of them (No. A/DPA/NE-LYT/8 and 34 and A/NE-LYT/14, 141, 168, 174 and 350) for temporary retail shop / open storage of building materials on part of the Site were rejected by the Committee between 1992 and 2007 mainly for reasons that no strong justifications were submitted for a departure from the planning intention even on a temporary basis; the proposed developments were not compatible with the developments in the nearby area; and the applications were not supported by relevant technical assessments.
- 5.3 The remaining eight of them (No. A/NE-LYT/31, 138, 189, 303, 345, 388, 490 and 576) for similar retail shop and ancillary storage of building materials / renewal of planning approval for temporary retail shop use were approved with conditions by the Committee / by the Board on review between 1995 and 2015 mainly on considerations that the retail shop uses would unlikely cause any significant adverse impacts on the traffic, drainage and landscaping aspects of the area; concerned Government departments in general had no adverse comment on / objection to the applications; and the developments complied with the Town Planning Board Guidelines No. 34B on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development. The latest application No. A/NE-LYT/576 for renewal of planning approval for temporary retail shop (building materials and metalwares) submitted by the same applicant under the current application was approved with conditions on 4.9.2015 by the Committee for a period of three years and that planning permission lapsed on 19.9.2018. All of the approval conditions have been complied with. Compared with the last application, the use, site area and major development parameters under the current

application generally remained unchanged.

- 5.4 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plans A-1b and A-1c**.

## **6. Similar Application**

There is no similar application for temporary shop and services in the same “V” and “AGR” zones in the vicinity of the Site in Lung Yeuk Tau and Kwan Tei South area.

## **7. The Site and Its Surrounding Areas (Plans A-1a to A-1c and A-2, aerial photo on Plan A-3 and site photos on Plans A-4a and A-4b)**

7.1 The Site is:

- (a) paved and fenced and currently used as retail shop selling building materials and metalwares without valid planning permission;
- (b) a two-storey building and large single-storage structures are erected at the northwestern and southern parts of the Site respectively; and
- (c) accessible from Sha Tau Kok Road – Lung Yeuk Tau Section (**Plan A-3**).

7.2 The surrounding areas have the following characteristics:

- (a) to the north is Kwan Tei River, across which are a Drainage Services Department’s sewage pumping station and some village houses, and further north, across Sha Tau Kok Road, are some open storage and vehicle repair workshops intermixed with some domestic structures;
- (b) to the east is fallow/active agricultural land, tree clusters and temporary domestic structures;
- (c) to the south are some domestic structures, active agricultural land, vacant/unused land, and the ex-Kwan Tei Public School which is currently vacant; and
- (d) to the west is a retail shop and warehouse, car parks and a temporary domestic structure.

## **8. Planning Intentions**

8.1 The planning intention of the “AGR” zone in the Lung Yeuk Tau and Kwan Tei South area is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8.2 The planning intention of the “V” zone in the Lung Yeuk Tau and Kwan Tei South area is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land

and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

9.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the lots under application are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of vehicular access. Two of the lots concerned, namely Lots 579RP (part) and 580RP in D.D83, are also covered by Short Term Waiver (STW) No. 1110 for the purpose of retail shop and storage of building materials. The total site coverage of the structures erected on Lots 579RP (part) and 580RP in D.D.83 shall not exceed 445m<sup>2</sup> ;
- (b) the actual occupation area is larger than the Site. Portion of Lot 579 RP outside the Site and some portions of the adjoining Lots 577 and 581 S.I in D.D. 83 have also been occupied. Moreover, there are unauthorised structures erected on the lots concerned, the adjoining Government land concerned and the adjoining Lots 577 and 581 S.I in D.D.83 without prior approval from his office. The total built-over area of the aforesaid structures is larger than both the maximum permitted site coverage stipulated in STW No. 1110. The said structures are not acceptable under the concerned Lease and STW No. 1110. His office may take enforcement actions against the irregularities;
- (c) no Small House application has been received in respect of Lots 578RP, 579 RP and 580 RP in D.D. 83. The number of outstanding Small House applications and the number of 10-year Small House demand (i.e. from 2017 to 2026) for Kwan Tei are 48 and 379 respectively; and
- (d) an application for modification of STW No. 1110 has been received and is being processed by his office. Should planning permission be granted, the owners of the lots concerned shall apply to his office for a STW to cover all the actual occupation area including Lots 577, 578 RP and 581 S.I in D.D. 83 and a Short Term Tenancy (STT) for the occupied Government land to regularize the irregularities. The applications will be considered by the Government in its landlord's capacity and there is no guarantee that they will be approved. If the applications are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.

## **Traffic**

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

in view of the subject development has been approved at the Site continuously since 2009, she has no comment on the application from the traffic engineering point of view.

### 9.1.3 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD)

- (a) the section of Sha Tau Kok Road – Lung Yeuk Tau adjacent to the Site is under HyD’s maintenance purview. However, part of the area between the footpath of Sha Tau Kok Road – Lung Yeuk Tau and the Site is on unallocated Government land which is outside HyD’s maintenance purview. If vehicle access to the Site is approved, the applicant is required to sort out the maintenance responsibility of the above area with DLO/N, LandsD; and
- (b) the existing run-in/out for the Site is seriously damaged. Should the application be approved, the applicant should repair the damaged run-in/out at his own cost to his satisfaction. Excavation Permit is required for any excavation works on public roads under HyD’s jurisdiction.

## **Environment**

### 9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) there is no environmental complaint case related to the Site received in the past three years;
- (b) the applied use, facilities and site layout are identical to those previous application (No. A/NE-LYT/576). The mitigation measures adopted under the previous application would be fully implemented and maintained by the applicant at all times. They include:
  - (i) no operation during the period from 9:00 p.m. to 7:00 a.m.;
  - (ii) erection of 2m high hoarding and provision of acoustic enclosures to reduce the operational noise impact;
  - (iii) provision of curbs along the site boundary adjacent to the Kwan Tei River to prevent the water pollution to the stream course; and
  - (iv) sand stockpile is always well covered by plastic sheets and water spraying on the sand to moisten the surface to reduce dust impact; and
- (c) in view of the above, it is expected that the temporary retail shop will unlikely cause adverse environmental impact to nearby sensitive receivers with proper implementation and maintenance of the mitigation measures. As such, he has no objection to the application.

### **Landscape Aspect**

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

- (a) she has no objection to the application from landscape planning perspective;
- (b) based on the aerial photo of 2017, the Site is situated in an area of rural landscape character surrounded by village houses, temporary structures, clustered tree groups and vegetated areas. The temporary retail shop is not incompatible with the landscape setting of the surrounding environment. Significant adverse impact arising from the temporary use under the application on existing landscape resources is not anticipated;
- (c) according to her site record in December 2018, the Site is hard paved with existing landscape plantings along site boundary for screening effect. All existing trees are generally in fair condition. Should the application be approved, the applicant should be advised to properly maintain all existing trees and vegetation within the Site at all times during the planning approval period; and
- (d) should the application be approved, the applicant should be advised of the following:
  - (i) the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted direct to DLO/N, LandsD for approval; and
  - (ii) useful information published by the Greening, Landscape & Tree Management Section, Development Bureau on general tree maintenance and tree risk management is available for reference on its website.

### **Drainage**

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

- (a) he has no objection in-principle to the application from the public drainage viewpoint;
- (b) it is noted that the Site is the subject of several previous planning approvals. The layout and facilities are the same as those under the last planning approval (application No. A/NE-LYT/576). The approved drainage proposal under previous planning application No. A/NE-LYT/490 is also attached with the current application;
- (c) should the application be approved, a condition should be included to request the applicant to maintain the existing drainage facilities properly, and submit a record of the existing drainage facilities on-site;

- (d) the applicant is also required to setback the eastern and northern boundary of the Site to provide clearance of 3.5m from the crest of the Kwan Tei River embankment;
- (e) the applicant shall make sure that rain water falling on the Site shall be collected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at this own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system; and
- (f) the Site is in an area where no public sewerage connection is available.

### **Building Matters**

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

- (a) the 2-storey non-domestic building erected on Lots 579 RP and 580 RP in D.D. 83 for shop and storage for non-domestic use was approved by BD and an occupation permit was granted in 2000;
- (b) if the existing structure(s) (including temporary structure (s) are erected on leased land without approval of the BD (not being a New Territories Exempted House) (NTEH), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application; and
- (c) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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 application site under the BO.

### **Fire Safety**

#### 9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) he has no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- (b) emergency vehicular access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD;
- (c) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (d) his comments on the submitted proposals for fire service installations and



water supplies for firefighting are as following:

- (i) regarding the automatic sprinkler system, direct line to Fire Services Communications Centre (FSCC) is required for Ordinary Hazard (OH)3 hazard group with 90m<sup>3</sup> sprinkler tank;
- (ii) dimensions of structure shall be included for assessing the hose reel coverage; and
- (iii) the storage criteria of the shed Structure B (with 2 sides open) (**Drawing A-4**), i.e. for storage of non-combustible materials shall be strictly adhered to.

### **Water Supply**

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

- (a) he has no objection to the application; and
- (b) for provision of water supply to the development, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the side services within the private lots to WSD's standards.

### **Agriculture**

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

considering the previous applications on the similar uses had been approved by the Committee and the Site is currently a well-established retail shop, he has no comment on the application from agricultural development point of view.

### **District Officer's Comments**

9.1.11 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The incumbent North District Council (NDC) member of the subject constituency has no comment on the application whereas the Chairman of Fanling District Rural Committee and the Indigenous Inhabitant Representative of Kwan Tei object to the proposal mainly on the views that the poor management of the retail shop causes air pollution and hygiene problem.

9.2 Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) has no comment on the application.

## **10. Public Comments Received During Statutory Publication Period**

On 7.12.2018, the application was published for public inspection. During the statutory public inspection period, three public comments were received (**Appendix III**). The Chairman of Sheung Shui District Rural Committee and a NDC member indicate no comment on the application. The remaining comment from the Indigenous Inhabitant Representative of Kwan Tei objects to the application as stated in paragraph 9.1.11 above.

## **11. Planning Considerations and Assessments**

- 11.1 The application is for temporary shop and services (retail shop for building materials and metalwares) for a period of three years in area zoned partly “V” (49% of the Site) and partly “AGR” (51% of the Site) on the OZP. The planning intention of “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board. DLO/N, LandsD advises that there is no Small House application at the Site. Besides, the planning intention of “AGR” zone is to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC has no comment on the application from agricultural development point of view as the previous applications had been approved by the Committee and the Site is currently a well-established retail shop. As such, it is considered that the approval of the application on a temporary basis for a period of three years at the Site would not frustrate the long-term planning intentions of the “V” and “AGR” zones.
- 11.2 The temporary retail shop is considered not incompatible with the surrounding land uses which are rural in character predominated by village houses and open storage/workshops. Significant adverse impact arising from the temporary retail shop on existing landscape resources is not anticipated. In this regard, CTP/UD&L, PlanD has no objection to the application from landscape planning perspective. As the temporary retail shop use has been approved by the Committee at the Site since 2009, C for T has no comment on the application from the traffic engineering point of view. Given the use, facilities and site layout of the current application are same as those under previous application (No. A/NE-LYT/576) and the mitigation measures under application No. A/NE-LYT/576 would continue to be fully implemented and maintained by the applicant, it is expected that the applied use will unlikely cause environmental impacts to nearby sensitive receivers. In this regard, DEP has no objection to the application. Other Government departments consulted, including D of FS, CE/C of WSD and CE/MN of DSD, have objection to or no adverse comment on the application.
- 11.3 The Site, in whole or in part, is the subject of eight previously approved applications (No A/NE-LYT 31, 138, 189, 303, 345, 388, 490 and 576) for similar temporary retail shop and ancillary storage of building materials / renewal of planning approval for temporary retail shop use which were approved by the Committee or by the Board on review between 1995 and 2015 mainly on the considerations that the retail shop uses would unlikely cause any significant adverse impacts; concerned Government departments in general had no adverse comment on / objection to the applications; and the developments complied with the Town Planning Board Guidelines No. 34B on Renewal of Planning Approval and

Extension of Time for Compliance with Planning Conditions for Temporary Use or Development. The last application No. A/NE-LYT/576 for renewal of planning approval for temporary retail shop (building materials and metalwares) application for a period of three years was approved with conditions on 4.9.2015 for a period of three years by the Committee and that planning permission lapsed on 19.9.2018. All of the approval conditions have been complied with. Compared with the last application, the use, site area and major development parameters under the current application generally remained unchanged. There is no material change in the planning circumstances of the area since the approval of the last application. Approval of the current application is in line with the Committee's previous decisions.

- 11.4 Regarding the adverse local comments mainly on the air pollution and hygiene problem caused by the retail shop, Government departments' comments and planning assessments above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the temporary use under application 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 18.1.2022. The following conditions of approval and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) the environmental mitigation measures implemented on the Site, as proposed by the applicant, shall be maintained properly at all times during the approval period;
- (c) the existing trees and vegetation within the Site shall be maintained properly at all times during the approval period;
- (d) the setback of the eastern and northern boundary of the Site to provide clearance of 3.5m from the crest of the Kwan Tei River embankment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (e) the existing drainage facilities implemented on the Site shall be maintained properly at all times during the planning approval period;
- (f) the submission of a condition record 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 18.4.2019;
- (g) the submission of proposals for fire service installations and water supplies for firefighting 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 18.7.2019;

- (h) in relation to (g) above, the implementation of proposals for fire service installations and water supplies for firefighting 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 18.10.2019;
- (i) the submission of run-in/out proposal within 6 months from the from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 18.7.2019;
- (j) in relation to (i) above, the implementation of run-in/out proposal within 9 months from the from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 18.10.2019;
- (k) if the above planning condition (a), (b), (c), (d) or (e) 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
- (l) if any of the above planning conditions (f), (g), (h), (i) or (j) 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 There is no strong planning reason to recommend rejection to the application.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the 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**

<b>Appendix I</b>	Application Form with Attachments received on 29.11.2018
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Supplementary Information received on 5.12.2018
<b>Appendix II</b>	Previous s.16 applications
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Previously Approved Tree Preservation and Landscape Proposal
<b>Drawing A-3</b>	Previously Approved Drainage Proposal
<b>Drawing A-4</b>	Previously Approved Proposal for fire service installation and water

<b>Drawing A-5</b>	supplies for fire fighting
<b>Plan A-1a</b>	Previously Approved Traffic Arrangement Plan
<b>Plans A-1b &amp; A-1c</b>	Location Plan
<b>Plan A-2</b>	Previous Applications
<b>Plan A-3</b>	Site Plan
<b>Plans A-4a &amp; A-4b</b>	Aerial Photo
	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2019**