

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-HT/16

- Applicant** : Ms. FUNG Chiu Han represented by R-riches Property Consultants Limited
- Site** : Lots 1091 RP, 1134 S.A, 1134 RP in D.D. 76, Hok Tau, Fanling, New Territories
- Site Area** : 3,371 m² (about)
- Land Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hok Tau Outline Zoning Plan (OZP) No. S/NE-HT/5
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Play Area, Handicraft Making and Refreshment Kiosk) and Barbecue Spot 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 proposed temporary place of recreation, sports or culture (hobby farm, play area, handicraft making and refreshment kiosk) and barbecue spot for a period of 3 years (**Plan A-1**). The Site falls within an area zoned “AGR” on the approved Hok Tau OZP No. S/NE-HT/5. According to the Notes of the OZP, the applied uses are Column 2 uses in “AGR” zone requiring planning permission from the Town Planning Board (the Board).
- 1.2 According to the applicant, about 55% (about 1,865 m²) of the Site at the northern and southern parts of the Site will be used as farm area while the rest of the area (about 45% of the Site or equivalent to 1,506 m²) will remain as soiled ground for circulation and other purposes (**Drawing A-1**). Three temporary shed structures with a total floor area of about 356 m² at the building height of about 3.5 m (1 storey) will be erected at central part of the Site for handicraft making and agricultural education room, refreshment kiosk and storage of farm tools, barbecue spot and play area (**Drawing A-2**). Eight private car parking spaces (measuring 5 m x 2.5 m each) and one loading/unloading space for light goods vehicle (measuring 7 m x 3.5 m each) will be provided in the southern corner of the Site near ingress/egress point abutting Hok Tau Road (**Drawing A-2**). Advance reservation of parking spaces is required for visiting the Site. The Site is accessible via a local track leading to Hok Tau Road (**Plan A-2**).

- 1.3 The proposed operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to Sundays including public holidays. The estimated number of visitors during weekdays and weekends are about 30 and 50 respectively. There will be about eight staff working at the Site. Visitors are required to make appointment in advance and pay entrance fee to use the facilities in the Site. No public announcement system and loud speaker will be used in the Site. The proposed site layout plans, boundary fencing, preliminary drainage proposal and proposals for fire service installations and water supplies for firefighting submitted by the applicant are at **Drawings A-1 to A-4** respectively. The Site is largely vacant with some temporary structures along the southern and central part of the Site (**Plans A-4a and 4b**).
- 1.4 The Site forms part of the subject of a previous application (No. A/NE-HT/9) covering a larger area for the same use submitted by one of the applicants of the current application (**Plan A-1**). The application was approved by the Rural and New Town Planning Committee (the Committee) on 7.12.2018 for a period of 3 years until 7.12.2021. Compared with the approved scheme, the current application has a smaller scale by reducing the site area from 14,824 m² to 3,371 m² (-77%); floor area from 866 m² to 356 m² (-59%); farm area from 10,381 m² to 1,865 (-82%); and the number of structures from 12 to 3 (-75%). The private car parking spaces and loading/unloading spaces for light goods vehicle have also been reduced from 14 to 8 (-43%) and 2 to 1 respectively.
- 1.5 In support of the application, the applicant submitted the following documents:
- (a) Application Form with Attachments received on 22.9.2020 (**Appendix I**)
 - (b) Supplementary Planning Statement (**Appendix Ia**)
 - (c) Supplementary Information received on 25.9.2020 (**Appendix Ib**)
 - (d) Further Information received on 30.10.2020 ^ (**Appendix Ic**)
 - (e) Letter dated 9.11.2020 requesting for deferment of consideration of the application (**Appendix Id**)
 - (f) Further Information received on 18.1.2021 ^ (**Appendix Ie**)
 - (g) Further Information received on 25.2.2021 ^ (**Appendix If**)
- ^ *accepted but exempted from publication and recounting requirements*
- 1.6 At the request of the applicant (**Appendix Id**), the Committee agreed on 20.11.2020 to defer making a decision on the application for two months pending the preparation of Further Information to address the departmental comments. The applicant submitted Further Information (**Appendices Ie and If**) on 18.1.2021 and 25.2.2021 respectively, the application is re-scheduled for consideration by the Committee on 12.3.2021.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Supplementary Planning Statement, Supplementary Information and Further Information at **Appendices Ia to Ic, Ie and If**. They can be summarised as follows:

- (a) the proposed development is on a temporary basis, which will not jeopardize the long term planning intention of “AGR” zone;
- (b) the Site is the subject of a previously approved application (No. A/NE-HT/9) for the same use. Due to the large site area and high construction and maintenance costs associated with the previous approval, the applicant decides to submit a fresh application reducing the scale of the proposed development;

- (c) there are similar applications approved in the vicinity of the Site. Approval of the current application would not set an undesirable precedent for similar applications in the “AGR” zone;
- (d) the Site is accessible via Hok Tau Road leading to Lau Shui Heung Road, the Site is well-served by public transport. Visitors have to make reservation of parking spaces in advance so as to regulate the use of parking spaces and prevent excessive number of vehicles at the Site. The adverse traffic impact on the surrounding area will be minimised;
- (e) the proposed development will be connected to the septic tank in compliance with the standards of Environmental Protection Department (EPD)’s Professional Persons Environmental Consultative Committee Practice Note (ProPECC) PN 5/93. Adverse sewerage impact is not anticipated;
- (f) no pesticide will be used at the Site to promote organic farming in the proposed development and sewerage will be collected by septic tank;
- (g) no landfilling or excavation of land will be carried out at the Site, and proposed structures are shed structures. The applicant will reinstate the Site to an amenity area upon the expiry of the planning permission;
- (h) all existing trees will be preserved within the Site and the disposition of the proposed structures have been adjusted to avoid conflict with the trees. Tree preservation and landscape proposal will be submitted once the planning application is approved;
- (i) significant adverse drainage, environment and landscape impacts are minimal with mitigation measures. A fencing at the height of 2 m will be erected along the eastern boundary of the Site to avoid disturbance to the nearby stream. Preliminary drainage and fire service installations proposals are submitted in support of the application; and
- (j) the proposed development will not create nuisance and affect the daily operation of the plant nurseries located to the east of the Site.

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 publishing a notice on local newspapers and sending the notice to the Fanling District Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Application

- 4.1 The Site forms part of the subject of a previous application (No. A/NE-HT/9) covering a larger area for the same use submitted by one of the applicants of the current application. The application was approved with conditions by the Committee on 7.12.2018 mainly on considerations that the proposed development was considered not in conflict with the planning intention of the “AGR” zone and there was no adverse traffic, environmental and drainage impacts on the surrounding areas. The planning permission is still valid until 7.12.2021. The applicant has complied with some of

the approval conditions in relation to the submissions of drainage proposal, sewerage proposal, tree preservation and landscape proposal, proposals for fire service installations and water supplies for firefighting, and run-in/out proposal.

- 4.2 Compared with the previous application, the scale of the proposed development is substantially reduced in terms of the site area, total floor area, the number of structures and parking spaces due to the concern on financial viability so as to minimize the construction and maintenance costs. Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

5. Similar Applications

- 5.1 There are two similar applications (No. A/NE-HT/5 and 6) for temporary place of recreation (barbecue areas, play area, handicraft making, refreshment kiosk and fishing ground) involving the same site within the “AGR” zone in the vicinity of the Site in the Hok Tau area (**Plan A-1**).
- 5.2 Application No. A/NE-HT/5 was approved with conditions by the Committee on 9.4.2010 mainly on the considerations that the proposed development did not significantly deviate from the planning intention of the “AGR” zone since a major part of the site would be used for growing of lavender plants and retained for fish ponds; the proposed development was not incompatible with the surrounding area; the proposed development would not cause adverse landscape and drainage impacts on the surrounding area; and the concerns of departments could be addressed by imposing approval conditions.
- 5.3 Application No. A/NE-HT/6, which was the renewal of planning approval of application No. A/NE-HT/5, was approved with conditions by the Committee on 15.3.2013 mainly on the considerations of complying 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’ (TPB PG-No. 34B) in that there were no material changes in the planning circumstances since the previous approval was granted and all approval conditions under the previous application had been complied with.
- 5.4 Details of these similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

6.1 The Site:

- (a) is largely vacant with some temporary structures (**Plans A-3 and A-4a and A-4b**);
- (b) is fenced off at the southern part near the ingress/egress point (**Plan A-4a**);
- (c) is accessible via a local track leading to Hok Tau Road (**Plan A-2**); and
- (d) is found an existing large tree in good condition at the middle (**Plan A-3**).

6.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is vacant land (**Plan A-2**);
- (b) to its immediate southeast and east are farm/garden, temporary structures for plant nurseries; and
- (c) to its immediate west is vacant land with scattered tree groups, plant nurseries and further northwest is Pat Sin Leng Country Park.

7. Planning Intention

The planning intention of the “AGR” zone is to primarily 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. Comments from Relevant Government Departments

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

Land Administration

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

- (a) the Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access. The applicant should make her own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government land will be allowed for vehicular access to the Site for the proposed use;
- (b) there are unauthorised structures erected on Lots 1091 RP and 1134 RP in D.D. 76 without prior approval from his office. The aforesaid structures are not acceptable under the lease concerned (**Plan A-2**). His office reserves rights to take necessary lease enforcement action against the irregularities; and
- (c) should the application be approved, the owners of the lots concerned shall apply to his Office for a Short Term Waiver (STW) to regularise the illegal structures erected on the Site. The application for STW will be considered by Government in its landlord’s capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his Office.

Agriculture and Nature Conservation

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

- (a) he has no strong view against the application from agricultural point of view on the understanding that agricultural activities are involved in the proposed use and the application site will be reinstated upon the expiry of the planning permission; and
- (b) a watercourse is located to the immediate east of the Site, which eventually leads to the Tan Shan River, an Ecological Important Stream (**Plan A-2**). In view of the mitigation measures proposed by the applicant including erection of signage and fencing along the eastern boundary of the Site (**Appendix Ic and Drawing A-2**), he has no comment on the application from nature conservation point of view, and the applicant is advised to perform good site practice and prevent surface-run off and debris from polluting the stream.

Traffic

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

- (a) she has no in-principle objection to the application from the traffic engineering point of view; and
- (b) having reviewed further information submitted by the applicant (**Appendix Ic**) in demonstrating the satisfactory manoeuvring of vehicles within the Site, the provision of traffic signs near the entrance of the Site, and advanced booking required for visitors using the parking spaces at the Site, it is considered the proposed use will not induce adverse traffic impact on the surrounding areas and affect pedestrian safety.

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

- (a) he has no comment on the application;
- (b) while the section of Hok Tau Road adjacent to the Site is under HyD's maintenance purview, it is noted that the applicant proposed a vehicular access road from Hok Tau Road routing through a portion of unallocated Government land to the Site which is not maintained by HyD (**Plan A-2**). The applicant is required to sort out the land issues with relevant land authorities; and
- (c) should the application be approved, the applicant is required to submit details of the run-in/out for his approval. Upon termination of the proposed development, the applicant is required to reinstate the run-in/out to its original state at her own cost.

Environment

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

- (a) she has no objection to the application from environmental planning perspective subject to the approval condition that “no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on site at any time during the planning approval period”;
- (b) according to the application, the applicant proposed to follow EPD’s latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” (COP). She understands that a purpose-built septic tank and soakaway system (STS) would be adopted to treat and dispose of all wastewater on site, and its design, construction, operation and maintenance would follow ProPECC PN 5/93 ; and
- (c) should the application be approved, the applicant should be reminded of her obligation to comply with environmental protection/pollution control ordinances, including but not limited to Water Pollution Control Ordinance. The applicant should also follow all requirements in COP and ProPECC PN 5/93, including Minimum Clearance Distance and Percolation Test requirements, and the design, construction, operation and maintenance of the STS should be duly certified by an Authorised Person. Besides, the applicant is recommended to adopt best management practices to avoid refuse/wastewater/sewage and other pollution from entering the surface runoff and the watercourses, for example installation of silt traps and rubbish traps at suitable intervals at the drainage channels at the perimeter of the site to prevent surface runoff pollution to the stream course. The silt traps and rubbish traps should be regularly maintained to ensure they function properly.

Landscape

8.1.6 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 the landscape planning perspective;
- (b) according to the latest aerial photo, the Site is situated within area of hillside and valley landscape character type comprising of woodland hillside, flat agricultural land and erected greenhouse structures. The proposed development is considered not entirely incompatible with the landscape character of the surrounding areas. It is noted that an existing large tree is located in the middle of the Site (**Plan A-3**). According to the Planning Statement and Further Information (**Appendices Ia** and **If**), no tree felling is anticipated. Significant landscape impact arising from the proposed development is not anticipated;
- (c) there is no prominent public frontage surrounding the site boundary. Having reviewed the application, it is considered not necessary to

impose a landscape condition in planning permission, should the Board approve the application; and

- (d) the applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authorities for any proposed tree works.

Drainage

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

- (a) he has no objection to the application from public drainage viewpoint;
- (b) should the application be approved, an approval condition to request the applicant to submit and implement a drainage proposal for the Site is recommended to ensure that the proposed development will not cause adverse drainage impact to the adjacent area; and
- (c) the site is in an area where no public sewerage connection is available.

Building Matters

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

- he has no objection to the application and his detailed advisory clauses are appended in **Appendix V**.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to water supply for firefighting and fire service installations being provided to his satisfaction;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.

Water Supply

8.1.10 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 inside services within the private lots to WSD's standards.

Public Hygiene and Licensing

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

- he has no objection to the application and his detailed advisory clauses are appended in **Appendix V**.

District Officer's Comments

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

- (a) the Chairman, the First Vice-Chairman and the Vice-Chairman of Fanling District Rural Committee object to the application mainly on the grounds of adverse traffic and environmental impacts; and
- (b) the Indigenous Inhabitant Representative, the Resident Representative of Hok Tau Wai and the North District Council Member of the subject constituency have no comment on the application.

8.2 The following Government departments have no comment on/no objection to the application:

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Comments of the Commissioner of Police (C of P); and
- (d) Director of Leisure and Cultural Services (DLCS).

9. Public Comments Received During Statutory Publication Period (Appendix IV)

On 29.9.2020, the application was published for public inspection. During the statutory public inspection period, six public comments were received. The Chairman of Sheung Shui District Rural Committee indicates no comment on the application. The remaining five comments received from the North District Council Member, the First Vice-Chairman, the Vice-Chairman of Fanling District Rural Committee and two individuals raise objection

to the application mainly on the grounds that the proposed development would affect the land use planning in the North District; the proposed development would cause adverse environmental and traffic impacts on the surrounding areas; and all approval conditions of the previous planning approval are yet to be complied with.

10. Planning Considerations and Assessments

- 10.1 The application is for a proposed temporary place of recreation, sports or culture use (hobby farm, play area, handicraft making and refreshment kiosk) and barbecue spot for a period of 3 years at the Site zoned “AGR” on the OZP (**Plan A-1**). According to the applicant, about 1,865 m² of the Site (about 55% of the Site) will be used for farm area while the rest of the area will remain soiled ground for circulation and other purposes (**Drawing A-1**). The proposed development is considered not in conflict with the planning intention of “AGR” zone which is primarily to retain and safeguard good quality 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 strong view against the application from agricultural point of view. The approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.
- 10.2 The Site is situated in an area of rural landscape character mainly comprising woodland hillside, flat agricultural land and erected greenhouse structures. The proposed development is considered not entirely incompatible with the surrounding land uses. In this regard, CTP/UD&L, PlanD has no objection to the application from landscape planning point of view. It is noted that a watercourse is located to the immediate east of the Site, which eventually leads to the Tan Shan River, an Ecological Important Stream (**Plan A-2**). To address the concern of affecting/polluting the watercourse, relevant conditions including the provision of boundary fencing and submission and implementation of the drainage proposal have been included in the approval conditions.
- 10.3 Noting that visitors are required to make appointment in advance, and reservation for parking spaces and traffic mitigation measures are proposed to minimize traffic impact and ensure pedestrian safety, C for T has no comment on the application from the traffic engineering point of view. DEP has no objection to the application provided that no public announcement system will be used at the Site, and the applicant should be reminded to adopt the environmental mitigation measures and requirements as set out in ProPECC PN 5/93, the latest COP and all relevant environmental protection/pollution control ordinances. Other relevant Government departments consulted, including D of FS, CE/MN of DSD and CE/C of WSD, have no adverse comment on/no objection to the application.
- 10.4 The Site forms part of the subject of a previously approved application (No. A/NE-HT/9) for the same use submitted by one of the applicants of the current application. The application was approved by the Committee on 7.12.2018 mainly on the considerations that the proposed development was considered not in conflict with the planning intention of the “AGR” zone and there was no adverse traffic, environmental and drainage impacts on the surrounding areas. The previous planning application is still valid until 7.12.2021. According to the applicant, in considering the financial viability, an alternative development scheme with a reduced scale is submitted for the consideration of the Board. There is no major change in the planning circumstances since the approval of the previous application.

- 10.5 There are two similar applications (No. A/NE-HT/5 and 6) involving the same site falling within “AGR” zone in the vicinity of the Site in the Hok Tau area (**Plan A-1**). Both applications were approved with conditions by the Committee in 2010 and 2013 mainly on similar considerations as stated in paragraph 10.4. The circumstances of the current application are similar to these approved applications.
- 10.6 Regarding the local views conveyed by DO(N) of HAD and public comments in paragraphs in 8.1.12 and 9 above respectively, the Government departments’ comments and planning assessments above are relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the local views conveyed by DO(N) of HAD and public comments in paragraphs in 8.1.12 and 9 above respectively, the Planning Department has no objection to the application.
- 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 **12.3.2024**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on site at any time during the planning approval period;
- (b) provision of peripheral fencing, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 12.9.2021;
- (c) the submission of drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 12.9.2021;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 12.12.2021;
- (e) 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 12.9.2021;
- (f) in relation to (e) 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 12.12.2021;
- (g) the submission of run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 12.9.2021;

- (h) in relation to (g) above, the implementation of run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 12.12.2021;
- (i) if planning condition (a) 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;
- (j) if any of the above planning conditions (b), (c), (d), (e), (f), (g), or (h) 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; and
- (k) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the Town Planning Board.

Advisory Clauses

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

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

- the proposed development is not in line with the planning intention of the "AGR" zone, which is primarily to retain and safeguard good quality 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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 12.2 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.
- 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 with Attachments received on 22.9.2020
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information received on 25.9.2020
Appendix Ic	Further Information received on 30.10.2020
Appendix Id	Letter dated 9.11.2020 requesting for deferment of consideration of the application
Appendix Ie	Further Information received on 18.1.2021
Appendix If	Further Information received on 25.2.2021
Appendix II	Previous Application
Appendix III	Similar Applications
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Proposed Site Layout Plan
Drawing A-2	Plan Showing Mitigation Measures Proposed by the Applicant
Drawing A-3	Preliminary Drainage Proposal
Drawing A-4	Preliminary Proposals for Fire Service Installations and Water Supplies for Firefighting
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a & A-4b	Site Photos

**PLANNING DEPARTMENT
MARCH 2021**