

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/34

- Applicant** : Ying Shing (Hopewell) Engineering Company Limited
- Site** : Lots 487 S.B RP (Part), 488, 489, 490, 491, 495, 497, 572 S.A, 573, 574, 575, 576 and 577 in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North, New Territories
- Site Area** : About 13,220.14 m² (including about 130.47 m² of Government land)
- Land Lease** : (a) Block Government Lease (demised for agricultural use) (about 99% of the Site)
(b) Government land (about 1% of the Site)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Private Club (Skateboard Training Ground and Golf Driving Range) with Ancillary Office for a Period of 2 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed temporary private club (skateboard training ground and golf driving range) with ancillary office for a period of two years at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “REC” on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2. According to the Notes of the OZP, ‘private club’ is a Column 2 use in “REC” zone requiring planning permission from the Town Planning Board (the Board).
- 1.2 According to the applicant, the proposed development is divided into three portions (**Drawing A-2**). The access to the Site is from the western portion of the Site. The western portion will provide 4 private car parking spaces and a 1-storey structure of about 7 m in height with a total floor area of about 2,500 m² for storage of training equipment, fire service installations and ancillary office. The central and eastern portions of the Site are proposed for the golf driving range and skateboard training ground respectively. About 60% of the Site would be filled by soil, sand and gravel for about 1.5 m in depth¹ (**Drawing A-1**). There is no information on the layout of the proposed golf driving range and skateboard training ground. The proposed operation hours are from 11:00 a.m. to

¹ According to the Notes of the Ta Kwu Ling North OZP, filling of land in “REC” zone does not require planning permission from the Board.

4:00 p.m. from Mondays to Fridays and there will be no operation on Saturdays, Sundays and public holidays. The site layout plans submitted by the applicant are at **Drawings A-1 and A-2**. Part of the Site is currently used for storage use and workshop use without planning permission (**Plans A-4a and A-4b**).

- 1.3 According to the submission, the Site is intended for a private gathering place for recreational and social purposes. The membership of the proposed private club is by invitation only and annual subscription is required.
- 1.4 The Site is involved in two previous planning applications (No. A/NE-TKLN/29 and A/NE-TKLN/31) submitted by the same authorized agent, who is the applicant of the subject application. Both applications for uses different from the current application were rejected by the Rural and New Town Planning Committee (the Committee) in January and March 2020 respectively (**Plan A-1**). Details of those previous applications are set out in paragraph 5 below.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 12.5.2020 (**Appendix I**)
 - (b) Supplementary information received on 15.5.2020 (**Appendix Ia**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 9 of the Application Form and supplementary information at **Appendices I and Ia**. They can be summarised as follows:

- (a) due to the novel coronavirus infection, the landowner (i.e. managers of the Tso) and friends could not find a suitable venue for golf practice and skateboard training. The proposed development would maximise the utilization of the land resources. The adjoining Government land with the Site would only be used for access purpose (**Drawing A-1 and Plan A-2**);
- (b) the proposed development is for private recreational and social purposes and annual subscription is by invitation only. It will not be open to public and there would not be more than 8 people at the Site at any time during the approval period; and
- (c) there would be limited visitors accessing the Site with only 2-3 vehicular trips per day (i.e. 12 to 15 vehicular trips per week). Adverse traffic impact to the surrounding area is not anticipated.

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

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 sending a notice to the Sheung Shui District Rural Committee and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection. For the adjoining Government land, TPB PG-No.31A is not applicable.

4. Background

The Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD) advises that the western portion of the Site is a suspected unauthorized development regarding storage use. Should there be sufficient evidence to prove that the use on the Site constitutes an unauthorised development under the Town Planning Ordinance, enforcement action would be taken. The central and eastern portions of the Site are currently vacant and not subject to any enforcement action.

5. Previous Applications

- 5.1 The Site is involved in two previous planning applications for proposed temporary warehouse and open storage of containers (No. A/NE-TKLN/29) and proposed temporary logistics warehouse (No. A/NE-TKLN/31) both for a period of 3 years submitted by the same representative, who is the applicant of the subject application. Both applications were rejected by the Committee on 17.1.2020 and 6.3.2020 respectively mainly on the considerations that the proposed developments were not in line with the planning intention of the “REC” zone; the applicant failed to demonstrate that the proposed development would not cause adverse traffic (for both applications) and drainage (for No. A/NE-TKLN/31 only) impacts on the surrounding areas; and the setting of undesirable precedent.
- 5.2 Details of those previous applications are summarized at **Appendix II** and their locations are shown on **Plan A-1**

6. Similar Application

There is no similar application for temporary private club within the same “REC” zone.

7. 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-4c)

- 7.1 The Site is:
- (a) partly hard paved;
 - (b) occupied by a temporary structure with storage use and workshop use in the western portion without valid planning permission; and
 - (c) accessible from Lin Ma Hang Road via a local road (**Plans A-1 and A-2**).
- 7.2 The surrounding areas have the following characteristics:
- (a) to its north is the boundary patrol road and Shenzhen River (**Plan A-2**);
 - (b) to its immediate southwest are some warehouses, vacant/ domestic structures and a local road. To its further west are some fallow agricultural land and a domestic structure;
 - (c) to its immediate east is some vacant formed land; and

- (d) to its further south and beyond are Lin Ma Hang Road, some unused land and some burial urns within the “Green Belt” zone.

8. Planning Intention

The planning intention of the “REC” zone is intended primarily for low-density 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 low-density recreational developments may be permitted subject to planning permission.

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

- (a) the application lots are old Schedule lots held under the Block Government lease (demised for agriculture use) without any guaranteed right of access. The applicant should make its own arrangement for acquiring access, and there is no guarantee that any adjoining Government land (GL) will be allowed for the vehicular access of the proposed use;
- (b) the existing structures on the Site were erected without approval from his office and are not acceptable under the leases concerned. His office reserves the right to take enforcement actions against the aforesaid structures;
- (c) the proposed development indicates that land filling works would be carried out on the Site. The applicant should take precautionary measures to restrict the scale of land filling activity so as to ensure no private lots/ GL adjacent to the Site would be disturbed;
- (d) it is noted that the proposed entrance of the Site is in close proximity to the Frontier Closed Area Boundary (**Plan A-2**). The applicant should relocate the vehicular access; and
- (e) should the application be approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT 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):

- (a) he does not support the application from traffic engineering point of view. The applicant should provide the following information/ measures for his consideration:
 - (i) the applicant should advise the traffic generation and attraction from and to the Site and the traffic impact to the nearby road links and junctions;
 - (ii) the applicant shall justify the adequacy of the parking spaces so provided by relating to the number of vehicles visiting the Site;
 - (iii) the applicant shall provide the layout of the Site including the Site access and places for parking and loading/unloading;
 - (iv) the applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the Site and manoeuvring within the Site, preferably using the swept path analysis;
 - (v) the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site;
 - (vi) the applicant shall advise the width of the vehicular access;
 - (vii) the applicant shall assess if the existing public transport provisions could cater for the demand of the visitors to the Site;
 - (viii) the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
 - (ix) the applicant shall advise the measures in preventing illegal parking by visitors to the Site.

Project Interface

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

- (a) he has reservation on the application. The applicant should submit a plan showing the vehicular access arrangement;
- (b) based on the information submitted, the Site would encroach onto the project limit of the PWP Item No. 854TH “Widening of Eastern Section of Lin Ma Hang Road (LMHR) between Tsung Yuen Ha and Lin Ma Hang” undertaken by his department; and
- (c) the construction works for PWP Item No. 863TH “Widening of Western Section of LMHR between Ping Yuen River and Ping Che Road” has commenced in February 2020 and is anticipated to be completed by end of 2023. Whilst the proposed development may attract traffic travelling along

the Western Section of the LMHR, the applicant should advise if it will cause any adverse traffic impact to the whole section of LMHR.

Environment

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

- (a) he does not support the application as no technical assessment has been submitted in support of the application. The applicant should demonstrate the environmental acceptability of the proposed development during the construction and operation stages, in particular on noise, water quality, sewage treatment/ disposal, and waste management/ land contamination, and provide further detailed information and justifications in the form of an Environmental Assessment (EA). Other environmental issues including air quality should also be addressed;
- (b) as golf driving range is proposed in the submission, there may be a possibility that the proposed project might constitute a Designated Project (DP) under Environmental Impact Assessment Ordinance (EIAO) Schedule 2 Part I Items O.1 “*An outdoor golf course and all managed turf areas*”. The applicant is requested to provide further details to facilitate his consideration. If the project is confirmed to be a DP under EIAO, an Environmental Permit (EP) is required before the construction and/or operation of the DP according to Section 9 of the EIAO;
- (c) it is noted that there is no existing/ planned public sewer in the vicinity of the Site. Should there be any sewage/ wastewater arising from the operation of the application, effective sewage/ wastewater treatment and disposal measures should be proposed. If septic tank and soakaway is proposed, its design and construction should follow the requirements of ProPECC 5/93. The Percolation Test and Minimum clearance requirements stated in ProPECC PN5/93 should be fully complied with and duly certified by consulting engineer/ Authorized Person (AP); and
- (d) there was one environmental complaint against part of the Site received in January 2019 regarding suspected illegal landfilling. Upon inspection, ongoing excavation and site formation works were noted. The acknowledgement on owners’ permission of deposition activity at part of the Site was given by EPD under section 16B(3) of the Waste Disposal Ordinance in November 2018. No violation of environmental legislation was spotted.

Landscape

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

- (a) she has some reservations on the application from the landscape planning perspective;
- (b) based on the aerial photos of 2017 to 2018, the Site is located in an area of rural landscape character comprises clusters of trees, temporary structures and densely vegetated woodland in an area zoned “Green Belt” (“GB”) in

close proximity to the north and south of the Site (**Plans A-2 and A-3**);

- (c) the Site was observed to be densely vegetated with some existing trees in 2017. However, based on aerial photo of 2018 (**Plan A-3**) and her recent site record, existing vegetation within and surrounding the Site had been removed, part of the Site was hard paved and structures were being erected. Adverse landscape impact has taken place prior to planning application. In view that no information on the impact on existing trees has been submitted, potential further impact on the trees caused by the proposed landfilling works (about 1.5 m in depth) is anticipated;
- (d) the proposed development is considered not entirely compatible with the landscape character surrounding the Site. The proposed development, if approved, would set an undesirable precedent of landscape character alteration, and would encourage more similar development within the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment;
- (e) since there is no major public frontage along the site boundary, it is considered not necessary to impose a landscape condition should the Board approve the application; and
- (f) should the application be approved, the applicant should be reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation clauses/ conditions under the lease. The applicant should seek comments and approval from the relevant authorities as appropriate before commencement of development.

Agriculture and Nature Conservation

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

- she has no comment on the application from nature conservation point of view as the Site is disturbed in nature.

Drainage

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

- (a) he has reservation on the application from public drainage viewpoint. The applicant should provide the following information/measures for his consideration:
 - (i) the applicant should assess and identify the potential drainage impacts of the proposed development and demonstrate in the submission with the implementation of necessary mitigation measures that it would not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development;
 - (ii) the applicant should show the existing discharge location to which the applicant proposed to discharge the stormwater from the Site for

his information;

- (iii) the applicant should check and demonstrate that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the proposed development. The applicant should also demonstrate that the flow from the Site will not overload the existing drainage system;
- (iv) the applicant should ensure and show in his submission that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works. Catchment areas, the flow direction, formation level and the existing ground level of the adjacent lands should also be provided for his reference;
- (v) the applicant is required to provide sectional views of the proposed development showing clearly any walls would be erected or kerbs would be laid along the boundary of the development, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the Site for his consideration;
- (vi) the applicant is required to provide photos showing the conditions of the Site and the adjoining areas, the existing drainage facilities and the proposed final discharge point for his information; and
- (vii) the Site is in an area where no public sewerage connection is available.

Building Matters

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

- (a) he has no objection to the application;
- (b) there is no record of approval by the Building Authority (BA) for the existing buildings/ structures at the Site and BD is not in a position to offer comments on their suitability for the proposed use; and
- (c) there is also no record of submission of the proposed building/ structure to the BA for approval. For any new proposed buildings, his advisory comments under Buildings Ordinance (BO) are at **Appendix IV**.

Fire Safety

9.1.9 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 (FSIs) being provided to satisfaction of his department;
- (b) in consideration of the design/ nature of the proposed development, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. His advisory comments are at **Appendix IV**; and
- (c) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Water Supply

9.1.10 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 his/her 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.

District Officer's Comments

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

- (a) he has consulted the locals regarding the application. The 1st Vice-Chairman of Ta Kwu Ling District Rural Committee, the Indigenous Inhabitant Representatives (IIR) of Heung Yuen Wai and the Resident Representative (RR) of Tsung Yuen Ha object to the application mainly on the grounds that the current application is made without consent from one of the landowners; the proposed use is not necessary in the area; and there are potential adverse traffic impact to the surrounding area, in particular safety risk to the villagers/ cyclists/ hikers using the narrow Lin Ma Hang Road;
- (b) the incumbent North District Council member of the subject constituency and another IIR of Tsung Yuen Ha have no comment on the application and express that the potential traffic attraction arising from the proposed development should be taken into consideration; and
- (c) the RR of Heung Yuen Wai does not reply to the consultation.

9.2 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) Director of Leisure and Cultural Services (DLCS); and
- (c) Division Commander (Ta Kwu Ling), Hong Kong Police Force (DVC TKLDIV, HKPF).

10. Public Comments Received During Statutory Publication Period

On 19.5.2020, the application was published for public inspection. During the statutory public inspection period, two public comments were received (**Appendix III**). The Chairman of Sheung Shui District Rural Committee indicates no comment on the application. The other public comment submitted by an individual objects to the application mainly on the grounds that the Site is in a remote location where public transport is limited; the proposed temporary use on Site would not be commercially viable; potential adverse landscape and environmental impacts to the surrounding area; and suspected illegal dumping and excavation of land on Site.

11. Planning Considerations and Assessments

- 11.1 The application is for a proposed temporary private club for skateboard training ground and golf driving range with ancillary office for a period of two years in an area zoned “REC” on the OZP (**Plan A-1**). According to the submission, the Site is intended for private recreational and social purposes and the membership of the proposed private club is by invitation only. The proposed development is not in line with the planning intention of the “REC” zone which is intended primarily for low-density recreational developments for the use of the general public. There is no strong planning justifications in the submission to merit a departure from the planning intention of the “REC” zone, even on a temporary basis.
- 11.2 The Site is located in an area of rural landscape character comprises clusters of trees, temporary structures and densely vegetated woodland (**Plans A-2 and A-3**). Part of the Site had been formed and hard paved with existing vegetation within and surrounding the Site had been removed. Adverse landscape impact has taken place prior to planning application. CTP/UD&L, PlanD has some reservations on the application from the landscape planning perspective that the proposed development would cause further adverse landscape impact on the surrounding area and is considered incompatible with the landscape character of the area. The proposed development, if approved, would set an undesirable precedent of landscape character alteration, and would encourage more similar developments in the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment.
- 11.3 C for T does not support the application as the applicant has not provided information on the estimated traffic flow, justifications for the proposed parking/ loading and unloading spaces, relevant satisfactory management/ control measures, traffic arrangement and vehicle manouvering within the Site and provision and management of pedestrian facilities. Also, CHE/NTE of HyD has reservation on the application and advises that the Site would encroach onto the project limit of the proposed road widening of eastern section of LMHR (**Plan A-2**). The applicant has not provided information on the vehicular access arrangement in the submission. While the construction of the road

widening of western section of LMHR has commenced in February 2020, the applicant has not provided any information to demonstrate that the proposed development would not cause adverse traffic impact to LMHR. As such, the applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding area.

- 11.4 DEP does not support the application as there is no information in submission to demonstrate the environmental acceptability of the proposed development in terms of noise, air/ water quality, sewage treatment/ disposal, and waste management/ land contamination. The proposed development involving golf driving range, which might constitute a DP under EIAO, the applicant has not provided details of the proposal for consideration. DSD has reservation on the application and advises that the applicant is required to demonstrate that the proposed development would not cause an unacceptable increase in the risk of flooding in the upstream area, adjacent to or downstream area of the Site. DLO/N of LandsD also advises that the vehicular access should be relocated as the proposed entrance of the Site is in close proximity to the Frontier Closed Area Boundary (**Plan A-2**). Other relevant Government departments consulted, including DAFC, D of FS, CE/C of WSD and DLCS, have no adverse comment on / no objection to the application.
- 11.5 The Site is involved in two previous planning applications submitted for proposed temporary warehouse and open storage of containers (No. A/NE-TKLN/29) and proposed temporary logistics warehouse (No. A/NE-TKLN/31) which were rejected by the Committee in early 2020 mainly on the considerations that the proposed developments were not in line with the planning intention of the “REC” zone; the applicant failed to demonstrate that the proposed development would not cause adverse drainage and/or traffic impacts on the surrounding areas; and the setting of undesirable precedent.
- 11.6 Regarding the adverse public comments as detailed in paragraph 10 and the local objections conveyed by DO(N) of HAD in paragraph 9.1.11 above, the relevant Government departments’ comments and the planning assessment above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and taking into account the local objection conveyed by DO(N) of HAD and public comments in paragraphs 9.1.11 and 10 above respectively, the Planning Department does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “Recreation” zone which is intended primarily for low-density recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
 - (b) the applicant fails to demonstrate in the submission that the proposed development would not cause adverse traffic, environmental and drainage impacts on the surrounding areas; and
 - (c) the approval of the application would set an undesirable precedent for similar applications within the same “Recreation” zone. The cumulative effect of approving such applications would result in a general degradation of the

environment of the area.

- 12.2 Alternatively, 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 2 years until 10.7.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 4:00 p.m. and 11:00 a.m. from Mondays to Fridays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Saturdays, Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) the submission of traffic impact assessment within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 10.1.2021;
- (d) in relation to (c) above, the implementation of traffic management measures identified therein within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 10.4.2021;
- (e) the submission of an environmental assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 10.1.2021;
- (f) in relation to (e) above, the implementation of mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 10.4.2021;
- (g) the submission of a 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 10.1.2021;
- (h) in relation to (g) 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 10.4.2021;
- (i) 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 10.1.2021;
- (j) in relation to (i) 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 10.4.2021;
- (k) if any of the above planning conditions (a) or (b) 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 (c), (d), (e), (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**.

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

14. Attachments

Appendix I	Application Form with Attachments received on 12.5.2020
Appendix Ia	Supplementary information received on 15.5.2020
Appendix II	Previous Applications
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawings A-1 and A-2	Site Layout Plans
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 2020**