

RNTPC Paper No. A/YL-ST/592
For Consideration by
the Rural and New Town
Planning Committee
on 13.8.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/592

<u>Applicant</u>	: Fu Hop Yick Management Limited represented by Lanbase Surveyors Limited
<u>Site</u>	: Lot 774 RP in D.D. 99 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: 1,230 m ² (about) (including about 618m ² (about 50.24%) of GL)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Zoning</u>	: “Other Specified Uses” annotated “Service Stations” (“OU(SS)”)
<u>Application</u>	: Proposed Temporary Shop and Services for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services for a period of 3 years (**Plan A-1a**). According to the Notes for the “OU(SS)” zone of the approved San Tin OZP No. S/YL-ST/8, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The northern part of the Site is currently occupied by some vacant shop structures and there are some vegetation in the southern part of the Site.
- 1.2 The Site (in whole or in part) is the subject of 8 previously approved applications (No. A/YL-ST/36, 275, 342, 354, 424, 445, 480 and 533) (**Plan A-1b**). The first 6 applications were submitted by other applicants for temporary cross-boundary traffic service station uses. The last 2 applications were submitted by the current applicant with permission granted for temporary shop and services at the northern part of the Site since 2016. The latest application (No. A/YL-ST/533) was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 21.12.2018 for a period of 3 years until 21.12.2021 and the approval conditions have all been complied with.
- 1.3 According to the applicant, the current application is to include the adjoining GL in the southern part of the Site. The proposed shop and services use which includes

retail shop, fast food shop and commercial service is to serve the local community. As shown on **Plan A-2**, the Site is accessible from the south at Tung Wing On Road which connects to Castle Peak Road – San Tin. As shown in **Drawing A-1**, 11 structures (including 6 two-storey (7m high) structures for shop use and 5 one-storey (1.5m-2.4m high) structures for toilet, FS pump room, water tank and 2 switch rooms) with a total gross floor area (GFA) of 653.895m², 1 loading/unloading (L/UL) bay for light goods vehicles (LGV) and 6 private car parking spaces are proposed in the Site. The operation hours of the Site are 8:00a.m. to 11:00p.m. daily including public holidays.

1.4 As compared with the last approved application No. A/YL-ST/553, the site area is increased by about 618m² (from 612 m² to 1,230m²) with modification of site layout including addition of 1 two-storey structure with total GFA increased by 37.21m² (from 616.685m² to 653.895m²) and 6 private car parking spaces. The operation hours of the Site remains unchanged in the current application.

1.5 In support of the application, the applicant has submitted the following documents:

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|--|----------------------|
| (a) Application form received on 25.6.2021 | (Appendix I) |
| (b) Planning Statement | (Appendix Ia) |
| (c) Further Information (FI) received on 2.8.2021 providing responses to departmental comments, site trip generation and revised site layout * | (Appendix Ib) |

** exempted from publication requirement*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Planning Statement and FI at **Appendices Ia and Ib**, and are summarised as follows:

- (a) The planning intention of the “OU(SS)” zone is primarily to provide support service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby. According to the Explanatory Statement (ES) of the OZP, sites under the “OU(SS)” zone could also be developed for commercial uses subject to planning permission from the Board. Approval of the current application on a temporary basis will not prejudice the future long term planning of the area.
- (b) The Site is the subject of a previous approved planning Application No. A/YL-ST/533 for similar temporary shop and services use. The adjoining GL is included in the current application for providing private car parking spaces. Notwithstanding the minor change of the site layout and modification of structure design, the proposed scale and facilities under the current application are mostly the same as those of Application No. A/YL-ST/533.
- (c) The applied use would provide local residents a convenient supply depot for their daily necessities and no activities associated with general merchandise operators would be allowed. The applied use is compatible with the surrounding land uses.

- (d) All the approval conditions under the previous planning Application No. A/YL-ST/533 have been satisfactorily complied with. The applicant will continue to maintain well the existing drainage facilities, landscape plantings, fire service installations (FSIs) and boundary fencing on the Site and provide enhancement if required.
- (e) There are approved planning applications for similar uses including temporary cross-boundary shopping centre and commercial development nearby within the same “OU(SS)” zone. The scale of proposed use under the current application is much smaller than that of the approved planning applications.
- (f) The proposed development will not cause significant adverse traffic, environmental and ecological impacts on the surrounding area. The 6 car parking spaces are to serve the workers of the Site generating about 12 trips per day. There will be 1 to 2 times of goods delivery by LGV (i.e. a maximum of 4 trips) per day. Adequate vehicle manoeuvring space has been reserved within the Site in order to avoid reverse driving from the Site. Most customers will walk to the Site. There are only limited vehicular trips to the Site. The container structures are located away from the high pressure gas pipeline running along Castle Peak Road – Chau Tau, which is in the vicinity of the Site.

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

The applicant is not a “current land owner” of the private lot of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notice to San Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the “Owner’s Consent/Notification” requirements are not applicable.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)

- 4.1 According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarised as follows:
 - (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
 - (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

5. **Background**

The Site is not subject to active planning enforcement action.

6. **Previous Applications**

- 6.1 The Site is the subject of 10 previous applications. Except for Applications No. A/YL-ST/192 and 262, the other 8 applications were approved by the Committee (**Plan A-1b**).

Approved Applications

- 6.2 Of the 8 approved applications, Applications No. A/YL-ST/36 for temporary cross-boundary traffic service station use (including container freight station, container repair workshop, office and service trades) covering a larger area and No. A/YL-ST/275, 342, 354, 424 and 445 for similar temporary cross-boundary traffic service station uses with inclusion of public car/container vehicle park and container storage were approved between 1997 and 2014 mainly on the considerations that the developments would provide supporting service facilities for the cross-boundary traffic and the container related facilities in the Lok Ma Chau area, and the developments were not incompatible with the surrounding land uses.

- 6.3 The last 2 applications (No. A/YL-ST/480 and 533) which were submitted by the current applicant for proposed temporary shop and services use covering a much smaller area were approved by the Committee on 19.2.2016 and 21.12.2018 respectively for a period of 3 years mainly on the considerations that approving the application on a temporary basis would not frustrate the long-term planning intention, the development was not incompatible with the surrounding area and there were no adverse departmental comments. While the planning permission for A/YL-ST/480 was revoked on 19.7.2018 due to non-compliance with the approval condition relating to FSIs, all the time-limited approval conditions for A/YL-ST/553 have been complied with.

Rejected Applications

- 6.4 Applications No. A/YL-ST/192 and 262 for temporary cross-boundary traffic service station use covering a larger area were rejected by the Committee in 2002 and 2004 respectively mainly for the reasons of insufficient information to demonstrate adverse impacts on drainage, traffic, sewerage, environment and ecology had been minimised and not complying with the TPB PG-No. 12B and 13E.

- 6.5 Details of these applications are summarised at **Appendix II**.

7. **Similar Applications**

- 7.1 There are 4 applications for similar shop and services uses within the same “OU(SS)” zone on the OZP (**Plan A-1a**).

- 7.2 Application No. A/YL-ST/476 and its renewal Application No. A/YL-ST/529 for temporary cross-boundary shopping centre with ancillary car park, eating place, shop and services (fast food shop), office and storage of consumer goods were approved by the Committee on 18.9.2015 and 7.9.2018 respectively for a period of 3 years mainly on the considerations that approval of the application on a temporary basis would not frustrate the long-term planning intention of the “OU(SS)” zone; the development was considered not incompatible with the surrounding areas; it would unlikely have significant off-site negative impact on the WCA or cause adverse impact on the surrounding areas.
- 7.3 Application No. A/YL-ST/503 (on more or less the same site as Applications No. A/YL-ST/476 and 529) for proposed commercial development (eating place, place of entertainment, and shops and services) was approved with conditions by the Committee on 26.1.2018 mainly on the considerations that the proposed development was generally in line with the planning intention for the “OU(SS)” zone; concerned departments had no objection to the application; and the proposed building form and building height were considered compatible with the surrounding areas.
- 7.4 Application No. A/YL-ST/559 for temporary shop and services (motor vehicle showroom) was approved by the Committee on 15.11.2019 mainly on the considerations that the proposed development was not incompatible with the surrounding land uses and would not frustrate the long-term planning intention of the “OU(SS)” zone; and concerned departments had no objection to the application.
- 7.5 Details of these applications are summarised at **Appendix III**.

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

- 8.1 The Site is:
- (a) accessible from the south off Tung Wing On Road leading to Castle Peak Road – San Tin; and
 - (b) the northern part of the Site is currently occupied by some vacant shop structures whereas its southern part is vacant with some vegetation cover.
- 8.2 The surrounding areas have the following characteristics:
- (a) to the immediate north and northwest is the site of ‘The Boxes’ (which is the subject of previous approvals for a temporary cross-boundary shopping centre under Application No. A/YL-ST/529 (which has been revoked) and a permanent commercial development (eating place, place of entertainment, and shops and services) under Application No. A/YL-ST/503);
 - (b) to the south and southwest across Tung Wing On Road is a “Village Type Development” (“V”) zone with residential dwellings intermixing with

temporary shop and services uses, public vehicle parks and vacant land (**Plan A-2**); and

- (c) to the east and southeast across Castle Peak Road – San Tin are unused land and a site office of Drainage Services Department (DSD).

9. Planning Intention

- 9.1 The “OU(SS)” zone is intended primarily to provide support service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby.
- 9.2 According to the ES of the OZP, sites under the “OU(SS)” zone could be developed for commercial uses subject to planning permission of the Board. In order to have a better control of the impact of any development on drainage, traffic, sewerage, environment and ecology on the nearby extensive fish pond area, for those uses which require planning application, the applicant has to prepare a layout plan and to demonstrate that due regard has been given to minimise the adverse impacts of the development on the surroundings in particular the Mai Po Nature Reserve and the contiguous fish pond areas.

10. Comments from Relevant Government Departments

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

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - (a) The Site comprises GL and an Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
 - (b) No permission is given for occupation of GL of about 618m² in area (subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed.
 - (c) Should planning approval be given to the planning application, the registered lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be

considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

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

- (a) Having considered the applicant's submissions, he has no adverse comment on the application from traffic engineering perspective.
- (b) Should the application be approved, a condition should be incorporated such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

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

- (a) The proposed access arrangement of the Site from Tung Wing On Road should be approved by TD.
- (b) If the access arrangement is agreed by TD, the applicant should provide the run in/out at Tung Wing On Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

- (a) The proposed temporary shop and services use is in proximity to the alignment of Northern Link Bifurcation under study by MTRCL. Should the applicant intend to extend the application for the proposed temporary shop and services use after 3 years, the applicant should be aware of the potential bifurcation alignment and any potential impacts to the application of extension.
- (b) The Site falls within the area of influence (AOI) of the proposed Northern Link (NOL). Although the programme and the alignment of the proposed NOL and its AOI are still under review and may be subject to further amendment, those areas within the AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed

NOL. He has no comment on the application from the development point of view of the NOL, provided that the applicant is satisfied with the surrounding condition of nuisance taking into account the future construction, operation and maintenance of NOL. The applicant should note the NOL alignment and its AOI may be subject to further amendments.

Environment

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

- (a) He has no adverse comment on the application. The applicant is advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimise potential environmental impacts on the surrounding areas.
- (b) No environmental complaint relating to the Site was recorded in the past 3 years.

Landscaping

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

- (a) According to the aerial photos taken in 2020, the Site is situated in an area of miscellaneous urban fringe landscape character comprising temporary structures, small houses, car parks and scattered tree groups. The proposed use is considered not incompatible with the surrounding landscape setting. According to site photos taken on 19.7.2021, the Site is fenced-off with existing temporary structures. There are around 15 nos. of existing trees of common species, including *Ficus microcarpa* (細葉榕) and *Melia azedarach* (楝) within the Site. Having considered the applicant’s submission (**Appendix Ib**), it is noted that the location of the proposed car parking spaces and the loading/unloading area in the revised layout (**Drawing A-1**) have been adjusted to avoid encroaching into the tree protection of the existing trees, she has no adverse comment on the revised layout. As no adverse impact on existing landscape resources within the Site is anticipated, she has no objection to the application from the landscape planning perspective.
- (b) In view that the Site is not abutting any major public frontage and significant adverse landscape impact arising from the proposed development is not anticipated, it is considered not necessary to impose a landscape condition should the application be approved by

the Board.

- (c) Her advisory comments to the applicant are at **Appendix V**.

Drainage

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

- (a) He has no objection in principle to the applied use from drainage operation and maintenance point of view. Should the Board consider that the application is acceptable from the planning point of view, the following conditions should be stipulated in the approval letter requiring the applicant (i) to submit a drainage proposal; and (ii) to implement the drainage proposal and maintain the drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board.
- (b) His detailed comments are at **Appendix V**.

Water Supplies

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

- (a) He has no objection to the application.
- (b) Existing water mains within the Site will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applicant.
- (c) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all time for staff of WSD and their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (d) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on **Plan A-2**.
- (e) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Fire Safety

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

- (a) He has no objection in principle to the application subject to FSIs being provided to his satisfaction.
- (b) FSIs are anticipated to be required in consideration of the design/nature of the proposal. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Buildings Matters

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

- (a) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO.
- (b) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO.
- (c) His detailed comments are at **Appendix V**.

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

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Commissioner of Police;
- (c) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD; and

- (e) District Officer (Yuen Long), Home Affairs Department.

11. Public Comments Received During Statutory Publication Period

On 2.7.2021, the application was published for public comment. During the first 3 weeks of the statutory publication period which ended on 23.7.2021, 1 public comment was received from an individual raising objection to the application on the grounds that the proposed commercial development in the crowded residential area will result in environmental pollution, increase fire risk and affect the safety and living quality of the residents (**Appendix IV**).

12. Planning Considerations and Assessments

- 12.1 The applicant seeks permission for proposed temporary shop and services use at the Site for a period of 3 years. The Site falls within the “OU(SS)” zone which is intended to provide support service facilities such as eating places, petrol filling stations, etc. for the cross-boundary traffic and the container related facilities nearby. According to the ES of the OZP, sites under the “OU(SS)” zone could be developed for commercial uses subject to planning permission of the Board. According to the applicant, the proposed shop and services use is to provide retail shop, fast food shop and commercial services to serve the local community and general merchandise operators will not be allowed. The proposed development is not incompatible with the planning intention of the “OU(SS)” zone. There is no immediate proposal for permanent development at this part of the “OU(SS)” zone. Approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “OU(SS)” zone.
- 12.2 The northern part of the Site is covered by a valid planning permission granted for the same applicant for shop and services use (No. A/YL-ST/533 until 31.12.2021) and the current application is to include the adjoining GL for provision of private car parking facilities with modification of the site layout. The proposed development is not incompatible with the surrounding areas which comprise residential dwellings and temporary shop and services uses and car parks.
- 12.3 Although the Site falls within the WBA, it is specified in the TPB PG-No. 12C that planning applications for temporary uses are exempted from the requirement of EcoIA. In this regard, DAFC has no comment on the application from nature conservation perspective.
- 12.4 The applicant has fulfilled all the time-limited conditions of the previous Application No. A/YL-ST/533. No environmental complaints relating to the Site was received in the past 3 years. Relevant government departments including C for T, DEP, D of FS, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or no adverse comment on the current application for the same use with a larger site area. Adverse impacts on traffic, environment, fire safety, drainage and landscape aspects are not envisaged. If the application is approved, traffic, drainage and fire safety requirements of concerned departments could be imposed through the approval conditions recommended in paragraphs 13.2 (b) to

(i) below. To minimise any potential environmental nuisance on the surrounding area, the applicant will be advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.

- 12.5 The Committee has approved a total of 4 similar applications for shops and services uses within the same “OU(SS)” zone on the OZP as detailed in paragraph 7 above. Approval of the current application is in line with the previous decisions of the Committee.
- 12.6 There is 1 opposing public comment as stated in paragraph 11. The planning assessment and departmental comments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 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 up to 13.8.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 11:00p.m. and 8:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;
- (c) the submission of run-in/run-out proposal for the development within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 13.2.2022;
- (d) in relation to (c) above, the provision of the run-in/run-out for the development within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 13.5.2022;
- (e) 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 13.2.2022;
- (f) in relation to (e) above, the implementation of drainage proposal 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 13.5.2022;

- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 13.2.2022;
- (i) in relation to (h) above, the implementation of fire service installations proposal 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 13.5.2022;
- (j) if any of the above planning conditions (a), (b) or (g) 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
- (k) if any of the above planning conditions (c), (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

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

13.3 There is no apparent reason to reject the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application Form received on 25.6.2021
Appendix Ia	Planning Statement
Appendix Ib	FI received on 2.8.2021
Appendix II	Previous s.16 applications
Appendix III	Similar s.16 applications
Appendix IV	Public Comment
Appendix V	Recommended Advisory Clauses

Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
AUGUST 2021**