

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/607

<u>Applicant</u>	: Fortune Nine (HK) Company Limited represented by Top Bright Consultants Limited
<u>Site</u>	: Lots 204 RP (Part), 205, 206 RP (Part), 207 to 209, 210 (Part), 211 (Part), 212 (Part), 213 RP, 214 RP (Part), 215 RP (Part), 353 (Part), 354 (Part), 355, 356 (Part), 357 (Part), 358 (Part), 359 (Part) and 360 in D.D. 105 and Adjoining Government Land (GL), San Tin, Yuen Long
<u>Site Area</u>	: 18,710 m ² (about) (including about 840 m ² 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>	: “Residential (Group D)” (“R(D)”)
<u>Application</u>	: Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary cargo handling and forwarding facilities with ancillary facilities for a period of 3 years (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is paved and currently occupied by structures using for the applied use without valid planning permission.
- 1.2 The Site (in whole or in part) is the subject of 12 previously approved applications (Nos. A/YL-ST/35, 40, 73, 74, 120, 122, 232, 306, 361, 414, 465 and 525) mainly for temporary container trailer parks/open storage of containers/cargo handling and forwarding facilities (**Plan A-1**). The last

application No. A/YL-ST/525) was submitted by the current applicant. Application No. A/YL-ST/525 was for temporary cargo handling and forwarding facilities with ancillary tyre repair workshop, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 19.10.2018 (**Plan A-1**). It was revoked on 19.3.2021 due to non-compliance with approval condition on implementation of fire service installations (FSIs) proposal by the applicant.

- 1.3 According to the applicant, the current application is for temporary cargo handling and forwarding facilities with ancillary facilities (site office, staff rest room and washroom). As shown in **Drawing A-1 and Plan A-2**, the Site is accessible at its south from Castle Peak Road – San Tin. The proposed development comprises a total of 23 structures of one to two storeys (2.5m to 8m), including four main structures (No. 1, 6, 20 and 21) for cargo handling and forwarding facility with the remaining 19 structures for ancillary facilities with a total gross floor area (GFA) of about 11,326 m² to accommodate the applied uses, four loading/unloading (L/UL) for container/medium goods vehicles and eight private car parking spaces for staff and visitors as shown in **Drawing A-1**. The operation hours are from 7:00am to 11:00p.m. from Monday to Saturday with no operation on Sundays and public holidays.
- 1.4 As compared to the last approved application No. A/YL-ST/525, there is no change to the main use of the Site for cargo handling and forwarding facilities, building height and operation hours. The current proposal has a similar layout with the disposition and size of various structures adjusted, in which one of the main structure is changed from tyre repair workshop under the last application to cargo handling and forwarding facility, two minor structures for ancillary facilities (meter room and kennel) and two private car parking spaces are added, and an increase in GFA by about 543 m².
- 1.5 In support of the application, the applicant has submitted the following documents:
- | | | |
|-----|---|----------------------|
| (a) | Application Form received on 15.12.2021 | (Appendix I) |
| (b) | Planning Statement | (Appendix Ia) |
| (c) | Further Information (FI) received on 19.1.2022 providing responses to departmental comments | (Appendix Ib) |
| (d) | FI received on 21.1.2022 providing swept path analysis # | (Appendix Ic) |
- # *exempted from the 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 to Ic**. They can be summarised as follows:

- (a) Cargo handling and forwarding facilities near the Lok Ma Chau boundary are in great demand. Given the Site's proximity to the boundary, the applied use is at an

ideal location. The application is fully compatible with the surrounding areas characterized by open storage and port back-up uses.

- (b) The application is also generally the same as the last approved Application No. A/YL-ST/525. All the approval conditions for the last application No. A/YL-ST/525 have been complied with except for the implementation of FSIs proposal. The reason for non-compliance was mainly due to the additional fire safety requirements and the timely structural alteration works taken.
- (c) The current proposal has no significant change from the last approved application.
- (d) Approval of the applied use would not violate TPB PG-No. 13F as the area falls within a “Category 2” area.
- (e) No adverse environmental, drainage and traffic impacts are anticipated. The proposed development will not generate adverse traffic impact on the existing traffic network in the area. The application would not affect the drainage improvement works in Northern New Territories.

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 notifying the concerned land owners through newspaper publication and posting site notice. 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 Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F)

- 4.1 According to TPB PG-No.13F, the Site falls within Category 2 areas which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals. In addition, the areas should not be subject to high flooding risk.
- 4.2 For Category 2 areas, technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns

of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

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

4.3 According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarized 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;
- (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; and
- (c) open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

5. Background

The Site is not subject to active planning enforcement action.

6. Previous Applications

6.1 The Site (in whole or in part) is subject of 13 previous applications (Nos. A/YL-ST/26, 35, 40, 73, 74, 120, 122, 232, 306, 361, 414, 465 and 525). Except for Application No. A/YL-ST/26, all applications were approved by the Committee (**Plan A-1**).

Rejected Application

6.2 Application No. A/YL-ST/26 submitted by a different applicant for temporary open storage of containers was rejected by the Board upon review on 27.6.1997 mainly for the reasons that there was no information in the submission to demonstrate that mitigation or improvement measures required could be practicably implemented.

Approved Applications

6.3 Applications No. A/YL-ST/35, 40, 73, 74, 120, 122, 232, 306 and 361 for temporary open storage of containers/container trailer park were approved by the Committee between 1997 and 2009 mainly on the consideration that the

development could alleviate the acute shortage of port back-up land in the San Tin area. Application No. A/YL-ST/414 for temporary open storage of containers and cargo handling and forwarding facilities with ancillary container trailer park and vehicle repair workshop was approved by the Committee in 2012 on the considerations that the proposed development was not incompatible with the surrounding land uses and the concerns of government departments could be addressed by imposing approval conditions. The planning permission for Application No. A/YL-ST/414 was however revoked on 18.6.2014 due to non-compliance with approval condition on submission of FSIs proposal.

- 6.4 Applications No. A/YL-ST/465 and 525 submitted by the same applicant for temporary cargo handling and forwarding facilities and opens storage of containers with vehicle repair workshop (for No. A/YL-ST/465) and ancillary tyre repair workshop (for No. A/YL-ST/525) for a period of 3 years were approved by the Committee on 22.5.2015 and 19.10.2018 respectively, mainly on the considerations that approval on a temporary basis would not frustrate the long-term planning intention, the development was not incompatible with surrounding uses, the application was in line with TPB PG-No. 13E and there were no adverse department comments and no environmental complaints. While all approval conditions for No. A/YL-ST/465 had been complied with, the planning permission for No. A/YL-ST/525 was revoked on 19.3.2021 due to non-compliance with approval condition on implementation of FSIs proposal.

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

7. Similar Application

- 7.1 During the past five years, there were two applications (No. A/YL-ST/512 and 594) covering a site for similar logistic centre with ancillary container vehicle park, vehicle repair workshop, car beauty service and/or warehouse for cold storage facilities within the same “R(D)” zone on the OZP. The two applications were approved by the Committee in 2017 and 2021 respectively for a period of 3 years mainly on considerations that the developments were not incompatible with the surrounding land uses and the concerns of Government departments could be addressed by imposing approval conditions.

- 7.2 Details of these similar 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 Castle Peak Road – San Tin;
- (b) paved and currently occupied by structures using for the applied use; and
- (c) located within the WBA.

8.2 The surrounding areas are mainly open storage yards, vehicle parks (including container vehicle parks), vehicle repair workshops and logistics centre:

- (a) to its north are a nullah, a pond and San Tin Tsuen Road. Further northeast across San Tin Tsuen Road are vacant land, ponds, vacant land, vehicle parks, a site approved for temporary public vehicle park for private cars approved under Application No. A/YL-ST/557 and village houses;
- (b) to its immediate east is a nullah and to its immediate southeast are open storages of vehicles for sale and scrap metal, a site approved for temporary vehicle repair workshop with office under Application No. A/YL-ST/577;
- (c) to its immediate west is an existing logistic centre with ancillary container vehicle park, vehicle repair workshop and beauty service, in which the site is the subject of an application approved for temporary logistics centre with ancillary container vehicle park and car repair workshop, warehouse for cold storage and car beauty service under Application No. A/YL-ST/594; and
- (d) to its immediate south are open storage yards including a site for container tractors for sale and a site for construction materials and vehicle parts (which approved for temporary retail shop for container tractor, medium goods vehicle, fork lift and building materials under Application No. A/YL-ST/538). Further south across Castle Peak Road – San Tin are a site for open storage of lorry cranes for sale approved under Application No. A/YL-ST/535, parking of container vehicles and goods vehicles, a site approved for temporary open storage of scrap metal recyclable metal approved under Application No. A/YL-ST/546 and cycle track. To its further south is San Tin Highway.

9. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

10. Comments from Relevant Government Departments

10.1 The following government departments have been consulted and their views on the application are summarized as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.
- (b) Portions of GL with total area of about 840m² of the Site is covered by a Short Term Tenancy (STT) No. 3014 for the purpose of “Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop”.
- (c) The private lots of the Site are covered by Short Term Waivers (STWs) as below table:

STW No.	Lot No. (in D.D. 105)	Purposes
2986	357	Motor Vehicle Repair Workshop (Tyre and Electronic Parts Only)
2987	356	
2988	358	
3653	204 RP	Temporary Open Storage of Containers and Cargo Handling and Forwarding Facilities with Ancillary Container Vehicle Park with Ancillary Vehicle Repair Workshop
3984	354	Temporary Vehicle Repair Workshop and Office
4628	205	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop
4629	206 RP & 209	
4630	207	
4631	208	
4632	210	
4633	211	
4634	212 & 213 RP	
4635	214 RP	

- (d) Should planning approval be given to the planning application, the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. Furthermore, the owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or regularise any irregularities on the Site. Besides, give the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Such application(s) 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(s) will be approved. If such application(s) 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 application including the FI submitted by the applicant, he has no adverse comment on the application from the traffic engineering point of view.
- (b) The applicant should ensure that that the vehicles will not encroach the opposite lane when turning to Castle Peak Road – San Tin from the Site via the vehicular access, and vice versa.
- (c) Should the application be approved, a condition should be incorporated 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 access arrangement of the Site from Castle Peak Road – San Tin should be approved by TD;
- (b) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin.
- (c) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or exclusive road drains.

Environment

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

- (a) The application includes four L/UL spaces for container/medium goods vehicles (which is considered as heavy vehicle under the context of the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“the COP”). She does not support the application as the applied use will generate traffic of heavy vehicles and there are sensitive uses in the vicinity of the Site (**Plan A-2**) and environmental nuisance is expected. If the application is approved, the applicant is advised to follow the relevant mitigation measures and requirements in the COP to minimise potential environmental impacts on the surrounding areas.
- (b) There was no environmental complaint related to the Site in the past three years.

Nature Conservation

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

He has no comment on the application. Should the application be approved, the applicant should be advised to implement necessary measures to avoid causing disturbance and pollution to the stream to the northeast of the Site during operation of the development.

Landscape

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

In view that the Site is not abutting prominent public frontage and surrounded by existing trees as buffer planting, landscape condition is not necessary should the Board approve the application.

Fire Safety

10.1.7 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 any 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.

Drainage

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

- (a) He has no objection in principle to the application from the drainage operation and maintenance point of view.

- (b) The applicant shall make a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. The drainage proposal submitted by the applicant is not acceptable. The applicant should re-submit the proposal to address his comments as detailed in **Appendix V**. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site

Building Matters

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

- (a) There is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application.
- (b) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO.
- (c) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO.
- (d) His detailed comments are at **Appendix V**.

10.2 The following government departments have no objection to / no comment on the application:

- (a) Commissioner of Police;
- (b) Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Chief Engineer/Construction, Water Supplies Department; and
- (e) District Officer (Yuen Long).

11. Public Comments Received During Statutory Publication Period

On 24.12.2021, the application was published for public comments. During the first three weeks of the statutory publication period which ended on 14.1.2022, two public comments were received from individuals raising objection to the application on the grounds that the development will lead to traffic problems, environmental pollution and fire risk which will affect the safety and living quality of the villagers; the previous planning permission was revoked without fulfilling the approval conditions (**Appendix IV**).

12. Planning Considerations and Assessments

- 12.1 The applicant seeks permission for a temporary cargo handling and forwarding facilities and ancillary facilities at the Site for a period of 3 years. The Site falls within the “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. The applied use is not in line with the planning intention of the “R(D)” zone. However, approval of the application on a temporary basis for a period of 3 years would not frustrate the long term planning intention of the “R(D)” zone as there is no immediate development proposal for the Site and similar use as the current proposal has previously been approved and under operation on a temporary basis at the Site. The applied use is also not incompatible with the surrounding uses which comprise open storage yards, vehicle parks/container vehicle parks, vehicle repair workshops and logistics centre (**Plan A-2**).
- 12.2 Although the Site falls within the WBA, it is specified in TPB PG-No. 12C that planning applications for temporary uses are exempted from the requirement of EcoIA. It is also stated in the guidelines that open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area. DAFC has no comment on the application.
- 12.3 The Site falls within Category 2 area under TPB-PG No. 13F. The application is line with the guidelines in that there were previous approvals for temporary open storage and port back-up uses at the Site with the last applications No. A/YL-ST/465 and 525 submitted by the current applicant for similar use approved in 2015 and 2018. Although the latest approval was revoked on 19.3.2021 due to non-compliance with the FSIs condition, the applicant has explained that the work progress of the FSIs was affected by the additional fire safety requirements and more time was taken for the relevant alteration works. The applicant has committed to comply with all the approval conditions including FSIs upon approval of the current application. D of FS has no objection to the current application. While DEP does not support the application as there are sensitive receivers in the vicinity of the Site (i.e. residential structures located within 100 m of the site boundary), no environmental complaint related to the Site was received by DEP in the past 3 years. Other government departments including C for T,

CE/MN of DSD and CTP/UD&L of PlanD have no adverse comments on the traffic, drainage and landscape aspects. Technical requirements of C for T, D of FS and CE/MN of DSD are imposed through approval conditions in paragraph 13.2 below. Besides, the applicant should be advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. Shorter compliance periods are recommended to closely monitor the progress of compliance with the approval conditions. Moreover, the applicant will be advised that should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application.

- 12.4 There have been 12 previously approved applications (No. A/YL-ST/35, 40, 73, 74, 120, 122, 232, 306, 361, 414, 465 and 525) for temporary container trailer parks/open storage of containers/cargo handling and forwarding facilities at the Site (**Plan A-1**). In the past five years, the Committee has approved two applications (No. A/YL-ST/512 and 594) for similar uses within the same “R(D)” zone. Approval of the current application is in line with the previous decisions of the Committee.
- 12.5 Regarding the two public comments raising objection/concerns on the proposed development as detailed in paragraph 11, the planning considerations and departmental comments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12, the Planning Department considers that the temporary cargo handling and forwarding facilities with ancillary facilities could be tolerated for a period of 3 years.
- 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 until 28.1.2025. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of the drainage proposal within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **28.4.2022**;

- (e) in relation to (d) above, the implementation 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 **28.7.2022**;
- (f) in relation to (e) above, the implemented drainage proposal at the Site shall be maintained at all times during the planning approval period;
- (g) the submission of fire service installations proposal within **3** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **28.4.2022**;
- (h) in relation to (g) above, the implementation of fire service installations 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 **28.7.2022**;
- (i) if any of the above planning conditions (a), (b), (c) or (f) 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 (d), (e), (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 application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

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

the temporary cargo handling and forwarding facilities with ancillary facilities is not in line with the planning intention of the "R(D)" zone. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

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 15.12.2021
Appendix Ia	Planning Statement
Appendix Ib	FI received on 19.1.2022
Appendix Ic	FI received on 21.1.2022
Appendix II	Previous s.16 applications
Appendix III	Similar s.16 applications
Appendix IV	Public comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2022**

