

PLANNING APPLICATIONS COMMITTEE

7 May 2014

PRESENT – The Mayor (Councillor Johnson); Councillor Baldwin (in the Chair); Councillors Knowles, Lee, Long, D Lyonette, Macnab, Regan, Stenson and J Taylor. (10)

APOLOGIES – Councillors Cartwright, Cossins and L Haszeldine. (3)

ABSENT -

ALSO IN ATTENDANCE –

OFFICERS – Roy Merrett, Development Manager, Dave Coates, Principal Planning Officer and Paul Ibbertson, Engineer within Services for Place and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (4)

PA91. DECLARATIONS OF INTEREST – Councillor Regan declared a pecuniary interest in Minute PA94(2) below (Ref No. 13/00862/FUL) and left the meeting during consideration of that item.

PA92. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 2 April 2014.

RESOLVED – That the Minutes be approved as a correct record.

PA93. PROCEDURE – The Assistant Director - Chief Executive's representative gave a short presentation which outlined the procedure to be followed during consideration of the applications for planning permission before this Committee.

RESOLVED – That the procedure be noted.

NOTE - APPLICATIONS FOR PLANNING PERMISSION – The following standard conditions are referred to in those Minutes granting permission :-

Code No.	Conditions
A3	Implementation Limit (Three Years) The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
B4	Notwithstanding any description of the external materials in the submitted application, details of the external materials to be used in the carrying out of this permission (including samples) shall be submitted to, and approved by, the Local Planning Authority in writing prior to the commencement of the development and the development shall not be carried out

	<p>otherwise than in accordance with any such approved details. Reason - In order that the Local Planning Authority may be satisfied as to the details of the development in the interests of the visual amenity of the area.</p>
B5	<p>The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted therewith and approved by the Local Planning Authority, or as shall have been otherwise agreed in writing by the Local Planning Authority. Reason - To ensure the development is carried out in accordance with the planning permission.</p>
C5	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no enlargement, improvement or other alteration of the premises, including any additional structures/building within the curtilage of the site, shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made. Reason - In order not to prejudice the amenities of the adjoining properties and in order that the Local Planning Authority is able to exercise control over future development of the site.</p>
E2	<p>A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing and, upon approval of such schemes, it shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by, the Local Planning Authority, and thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority. Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.</p>
J2	<p>The site shall be investigated for landfill gas to the satisfaction of the Local Planning Authority and details of the test, results and measures required to render the development safe shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of the development. Where measures are required, they shall be installed prior to the development being occupied or such other time as may be required by the Local Planning Authority. Reason - The site lies within 250 metres of a former landfill site and the Local Planning Authority wishes to ensure that the site can be developed and occupied with adequate regard for environmental and public safety.</p>

PA94. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted - 13/01015/FUL - Kings Arms Hotel, Glebe Road, Great Stainton, Stockton-on-Tees. Erection of 3 No. detached houses and car park.

(In reaching its decision, the Committee took into consideration the objections of local residents, the Campaign to Protect Rural England, Great Stainton Parish Council and the comments of Northern Gas Networks, Northumbrian Water, the Highway's Engineer, the Arboricultural Officer, the Conservation Officer and the Environmental Health Officer, which had been received and the views of the applicant's agent and one objector, all of whom Members heard).

RESOLVED - That planning permission be granted subject to conditions.

1. A3 – Implementation Limit (Three Years).
 2. B5 Detailed application (Accordance with Plans)
 3. Notwithstanding any description of the external materials in the submitted application, details of the external materials to be used in the carrying out of this permission (including samples), to include a variety of materials to the different dwellings, shall be submitted to, and approved by, the Local Planning Authority in writing prior to the commencement of the development and the development shall not be carried out otherwise than in accordance with any such approved details.
Reason - In order that the Local Planning Authority may be satisfied as to the details of the development in the interests of the visual amenity of the area.
 4. Notwithstanding the submitted plans, no development shall commence until details of the fenestration arrangements for the properties have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details.
Reason – In the interests of visual amenity.
 5. J2 (Contamination).
 6. E2 Landscaping (Submission).
 7. No development shall take place until details of tree protection measures during construction works, regarding all the trees on site to be retained and all other trees adjacent to the site, have been submitted to, and approved, in writing, by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details.
Reason – To protect the trees on and adjacent to the site in the interests of visual amenity.
 8. No development shall commence until a scheme specifying the provisions made for the control of noise emanating from the King's Arms Public House has been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details.
Reason – In the interests of the amenities of occupiers of the properties hereby permitted.
 9. Unless otherwise agreed in writing with the Local Planning Authority the new car park serving the public house, hereby approved shall be constructed and laid out in full prior to work being commenced on any of the dwellings hereby approved. The car park shall thereafter be made available solely for patrons of the public house.
Reason – In order to ensure adequate provision for off street car parking.
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10. Details of provision for refuse facilities for the public house shall be submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the agreed details.
Reason – In the interests of making suitable provision within the site for refuse.
11. C5 Restriction of permitted development rights (residential).
12. Details of all boundary / screen fencing to dwellings to be agreed.
Reason – In the interests of visual amenity.
13. Unless otherwise agreed in writing with the local planning Authority, details of acoustic fencing to the northern car park boundary shall be submitted to, and agreed in writing, with the Local Planning Authority. The agreed scheme shall thereafter be constructed prior to car park being brought into use and retained thereafter.
Reason – In the interests of protecting residential amenity.
14. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include details for wheel washing, a dust action plan, the proposed hours of construction, vehicle routes, road maintenance, and signage. The plan should also demonstrate how the day to day running of the Public House and space for patron car parking will be provided and kept separate from the construction activities. The development shall not be carried out otherwise than in complete accordance with the approved details.
Reason – In the interests of highway safety and residential amenity.
15. Prior to the commencement of the development precise details showing the improvement works to the existing vehicular access and proposed access road to serve the new dwellings from Glebe Road shall be submitted to, and approved in writing, by the Local Planning Authority. These works should also include the provision of a footway leading across the frontage of the new dwellings. The agreed details shall be implemented prior to the occupation of any of the dwellings.
Reason – In the interests of highway safety.
16. No development shall commence until details of details of disabled parking (three widened disabled bays) have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details.
Reason – In the interests of highway safety.
17. Prior to the car park hereby approved being brought into use details of the lighting columns including their appearance and level and direction of illuminance shall be submitted to and agreed by the Local Planning Authority. The approved details shall be implemented prior the car park being made available for use.
Reason - In the interests of highway and pedestrian safety.
18. Prior to the car park hereby approved being brought into use details of a lit pedestrian access between the car park and the rear entrance to the public house shall be submitted to and agreed with the Local Planning Authority. Unless otherwise agreed with the Local Planning Authority the approved details shall be implemented prior to the car park being made available for use.
Reason - In the interests of pedestrian safety.
19. Unless otherwise agreed in writing with the Local Planning Authority, the hardstanding areas at the rear of the dwellings hereby approved shall be constructed from a porous material.
Reason - In the interests of promoting effective surface water drainage.

13/01038/FUL – Site of Former Darlington Football Club Ground. Erection of 82 no dwellings and associated infrastructure (Revised application) (amended plan received 30 January 2014; Flood Risk Assessment submitted 2 April 2014; amended and additional plans received 10 April 2014 and amended Design and Access Statement received 10 April, 2014).

(In reaching its decision, the Committee took into consideration the objections of local residents and Darlington Cricket Club and a letter of support from a local resident, which had been received and the comments of a local resident and the Founder of the Arthur Wharton Foundation, both of whom Members heard).

RESOLVED – (a) That the Director of Economic Growth be authorised to negotiate, under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following :-

- 15 per cent of affordable housing accommodation within the development
- A commuted sum to provide children’s play facilities at the South Park
- A commuted sum to provide primary school places in the locality
- A commuted sum to improve sports facilities in the locality

(b) That planning permission then be granted subject to the following conditions

1. A3 – Implementation Limit (Three Years).
2. B4 – Details of Materials (Samples).
3. The development hereby permitted shall only be carried out in accordance with the Flood Risk Assessment and the following mitigation measures detailed within the Assessment.
 - (a) Identification and provision of safe routes(s) into and out of the site to an appropriate safe haven;
 - (b) Finished Floor levels are set no lower than 37.4m above Ordnance Datum (AOD);
 - (c) Access roads and driveways be set no lower than 37.1m AOD.The mitigation measures shall be fully implemented prior to the occupation of the dwellings and subsequently in accordance with the timings/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing with the Local Planning Authority
Reason - To ensure safe access and egress to and from the site, to reduce the risk of flooding to the proposed development and future occupants and to ensure safe access and exit from the site in extreme flood events
4. Prior to the commencement of the development, a scheme to minimise energy consumption shall be submitted to and agreed in writing by the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved detail.
Reason - In the interests of sustainable development.
5. Prior to the commencement of the development a scheme for the protection of the residential accommodation from commercial noise from the nearby premises and traffic noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include predicted levels at residential properties, and a BS 4212 assessment and include details of any sound attenuation methods to be

used. The scheme shall achieve internal noise levels of less than 35 dB(A) Laeq in living rooms, less than 30 dB(A) Laeq in bedrooms, less than 55 dB(A) Laeq in gardens and individual noise events not to exceed 45 dB LAFmax in bedrooms. Any works, which form part of the scheme, shall be completed in accordance with the approved scheme and prior to any part of the housing development being first occupied or used.

Reason - In order to protect the future occupiers of the development from any commercial noise and road traffic noise.

6. Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include a Dust Action Plan, methods for controlling noise and vibration during the construction phase, construction traffic routes; details for wheel washing, road maintenance, warning signage. The development shall not be carried out otherwise than in complete accordance with the approved Plan.

Reason - In the interests of residential amenity and highway safety.

7. Construction, demolition and delivery activities at the site shall be restricted to between 0800 to 1800 hours Monday to Friday, 0800 to 1400 Saturday and no working/demolition or deliveries shall take place on Sundays and Bank Holidays.

Reason - In the interests of residential amenity.

8. The development hereby approved shall be carried out in complete accordance with Drawing Number FFG-003 entitled "Proposed Landscaping Plan" dated 26 April 2012 and produced by Persimmon Homes (Teesside) Limited unless otherwise agreed in writing by the Local Planning Authority. The submitted landscaping scheme shall be fully implemented concurrently with the carrying out of the development or within such extended time period which may be agreed in writing by the Local Planning Authority and thereafter any trees or shrubs removed, dying, severely damaged or becoming diseased shall be replaced and the landscaping maintained for a period of five years to the satisfaction of the Local Planning Authority.

Reason - In the interests of the visual appearance of the development.

9. The development hereby permitted shall not commence until a scheme to deal with contamination of land and/or groundwater, including soil contamination, ground/surface water contamination, landfill gas, leachates and stability as appropriate, has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:-

- (a) A Phase 1 Preliminary Risk Assessment, carried out by competent person(s), to identify and evaluate all potential sources and impacts on land and/or groundwater contamination relevant to the site shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.

- (b) A Phase 2 Site Investigation and Risk Assessment shall be carried out by competent person(s) to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until:

- (i) A Phase 1 Preliminary Risk Assessment and has been completed and agreed in writing with the Local Planning Authority.

- (ii) The requirements of the Local Planning Authority for site investigations have been fully established; and

- (iii) The extent and methodology of the site investigation and risk assessment have been agreed in writing with the Local Planning Authority.

The Phase 2 Site Investigation and Risk Assessment Report shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.

- (c) A Phase 3 Remediation Statement for the remediation of land and/or groundwater contamination affecting the site determined through risk assessment shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development. The works specified in the Phase 3 Remediation Statement shall be implemented and completed in accordance with the agreed Remediation Statement by competent person(s), no alterations to the Remediation Statement or associated remediation works shall be carried out without the prior written agreement of the Local Planning Authority.
- (d) A completion report (Phase 4 Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.
- (e) Any contamination not considered in the Phase 3 Remediation Statement but identified during the construction/remediation works shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

Reason - The environmental setting of the development site is considered sensitive with regard to the risk that any land contamination that may be present at the site may pose to controlled waters receptors. This is because the site is underlain by the Magnesium Limestone which is a Principle Aquifer, the site is also bound to the east by the River Skerne

- 10. Prior to the commencement of the development, a detailed scheme for the disposal of foul and surface water from the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - To prevent the increased risk of flooding from any sources in accordance with the requirements of the National Planning Policy Framework 2012.

- 11. Prior to the commencement of the development, precise details of secure cycle parking and storage details shall be submitted and approved in writing by the Local Planning Authority. The details shall include the number, location and design of the cycle stands and the development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - To ensure that the development has satisfactory secure cycle parking provision.

- 12. If piling is to take place on site, details of the piling method including justification for its choice, means of monitoring vibration and groundwater risk assessment if necessary, in accordance with recognised guidance shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the agreed piling method.

Reason - In the interests of residential amenity.

- 13. Prior to the commencement of the development hereby approved (including demolition work), a scheme to protect the existing trees shown on the submitted plans to be retained shall be erected on site. The scheme shall comprise generally the specification laid down within BS 5837 and shall include fencing of at least 2.3m high, consisting of a scaffolding frame braced to resist impacts, supported by a

weldmesh wired to the uprights and horizontals to dissuade encroachment. The scheme of protection shall be in place before the commencement of any work, including demolition operations. The Local Planning Authority shall be given notice of the completion of the protection works prior to the commencement of any work to allow an inspection of the measurements to ensure compliance with the approved scheme of protection. Notwithstanding the above approved specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:

- (a) The raising or lowering of levels in relation to the existing ground levels;
- (b) Cutting of roots, digging of trenches or removal of soil;
- (c) Erection of temporary buildings, roads or carrying out of any engineering operations;
- (d) Lighting of fires;
- (e) Driving of vehicles or storage of materials and equipment.

Reason - To ensure that a maximum level of protection in order to safeguard the well being of the trees on the site and in the interests of the visual amenities of the area.

14. Prior to the completion of the development hereby approved, or in such time as may be agreed in writing with the Local Planning Authority, details shall be submitted of a scheme of historical interpretation which links the development site to its previous occupation of the site by Darlington Football Club. The agreed scheme shall be provided on site and maintained in the approved manner.

Reason - The application site has had a long association with Darlington Football Club dating from the late 19th century and it is considered appropriate to provide, on site, interpretive or other information or physical features that illustrates that long-standing historical connection.

15. B5 – Detailed Drawings (Accordance with Plan).

(NOTE – The Mayor (Councillor Johnson) was not present during consideration of the above application (Ref. No. 13/01038/FUL).

14/00100/FUL - Site of Former Laburnum House, Denton. Variation of condition 7 (approved plans) of planning permission 09/00149/FUL (for demolition of existing dwelling and erection of replacement dwelling with detached single garage) to permit omission of roof water tables; alterations to design of windows on front elevation; enlargement of front entrance porch; alterations to rear extension incorporating flat roof lantern; and repositioning of building footprint (as part amended by plans received 7 April 2014).

(In reaching its decision, the Committee took into consideration four letters of objection from local residents which had been received and the views of the applicant whom Members heard).

RESOLVED - That planning permission be granted subject to the following conditions :

1. A3 - Implementation Limit (Three Years).
2. B5 - Detailed Drawings (Accordance with Plan).
3. No additional flank windows or other glazed openings shall be formed in the south eastern elevation of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason - To prevent overlooking of neighbouring dwellings.

4. No construction works shall take place outside of the hours 0800 to 1800 Monday to Friday and 0800 and 1400 on Saturday. No work shall take place on Sundays or Bank Holidays.

Reason - In the interests of residential amenity.

5. Notwithstanding the details shown on the approved plans, the block paved driveway and path at the front of the dwelling shall be constructed of porous materials or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Details of the driveway shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - To prevent the risk of flooding.

6. The development hereby permitted shall not commence until a scheme to deal with contamination of land and/or groundwater, including soil contamination, ground/surface water contamination, landfill gas, leachates and stability as appropriate, has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:-
 - (a) A Phase 2 Site Investigation and Risk Assessment shall be carried out by competent person(s) to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until:
 - (i) A Phase 1 Preliminary Risk Assessment and has been completed and agreed in writing with the Local Planning Authority.
 - (ii) The requirements of the Local Planning Authority for site investigations have been fully established; and
 - (iii) (The Phase 2 Site Investigation and Risk Assessment Report shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.
 - (b) A Phase 3 Remediation Statement for the remediation of land and/or groundwater contamination affecting the site determined through risk assessment shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development. The works specified in the Phase 3 Remediation Statement shall be implemented and completed in accordance with the agreed Remediation Statement by competent person(s), no alterations to the Remediation Statement or associated remediation works shall be carried out without the prior written agreement of the Local Planning Authority.
 - (c) A completion report (Phase 4 Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.
 - (d) Any contamination not considered in the Phase 3 Remediation Statement but identified during the construction/remediation works shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

13/01017/FUL - MSD Darlington Ltd, Red Barnes Way, Darlington. Change of use from General Industry (B2) to car dealership sales and servicing (Sui Generis) and installation of showroom windows.

(In reaching its decision, the Committee took into consideration the views of the applicant whom Members heard).

RESOLVED – That planning permission be granted subject to conditions :-

1. A3 Implementation Limit (3 years).
2. B5 Detailed application (Accordance with Plans).
3. Prior to the change of use hereby approved being commenced, precise details of secure cycle parking and storage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the change of use shall not be carried out otherwise than in accordance with the approved details.

Reason – To ensure that the adequate secure covered cycle parking provision is made.

(2) Planning Permission Deferred

13/01006/FUL - Land at Rear of 3-4 Hill Garth, Darlington. Erection of a two and 1.5 storey housing development comprising 5 No dwellings (Amended plans received 7 April 2014 and revised Contaminated Land Report received 15 April 2014).

(In reaching its decision, the Committee took into consideration 16 letters of objection from local residents and the comments of the Durham Constabulary Architectural Liaison Officer which had been received and the views of the applicant's agent and three objectors all of whom Members heard).

RESOLVED - That planning permission be deferred, for a site visit and be reported back to the next available meeting of the planning Cttee.

(Note – Councillor Regan was not present during consideration of the above application (Ref. No. 13/01006/FUL).

(3) Planning Permission Refused

14/00106/FUL - Skipbridge, Hurworth Moor, Darlington. Erection of a detached chalet style bungalow for holiday accommodation.

(In reaching its decision, the Committee took into consideration the objections of local residents, Hurworth Parish Council, the Campaign to Protect Rural England and the comments of the Highway's Engineer, which had been received and the views of two objectors and Hurworth Parish Council all of whom Members heard).

RESOLVED - That planning permission be refused for the following reason :

The proposal, by reason of its design and form, would not be in keeping with the existing brick built residential conversions to the north of the site [The Potteries] and would detract from the appearance of the area. In addition the proposal would have

an adverse effect on the residential amenity of the occupants of these dwellings by reason of increased comings and goings. The proposal would therefore be contrary to Policy CS2 [Achieving High Quality, Sustainable Design] and [Policy CS16 [Protecting Environmental Resources, Human Health and Safety.] of the Darlington Local Development Framework Core Strategy adopted 6th May 2011.

PA95. NOTIFICATION OF APPEAL – The Director of Economic Growth reported that Mr Gerald Traynor had appealed against this Authority’s decision to refuse planning permission for the erection of a detached garage/workshop and conversion of integral garage into habitable accommodation at 9 Yeadon Walk, Middleton St George (Ref. No. 13/00909/FUL).

RESOLVED - That the report be received.

PA96. NOTIFICATION OF DECISIONS ON APPEALS - The Director of Economic Growth reported that the Inspectors appointed by the Secretary of State for the Environment had dismissed the appeal by Mr Ged Marsh against this Authority’s decision to refuse permission for a loft conversion with raised roof height to facilitate conversion of roof space to habitable rooms at 1 Church Close, Middleton St George (Ref. No. 13/00890/FUL) (copy of Inspector’s decision letter previously circulated).

RESOLVED - That the report be received.

PA97. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing item on the grounds that it involves the likely disclosure of exempt information as defined in exclusion paragraph 7 of Part I of Schedule 12A to the Act.

PA98. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA90/Apr/14, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 21 March 2014.

RESOLVED - That the report be received.