

Public Document Pack

Planning Committee

**Minutes of the meeting held on 26 June 2024 at 7.00 pm in Council Chamber,
Council Offices, Cecil Street, Margate, Kent.**

Present: Councillor Helen Crittenden (Chair); Councillors Makinson, Albon, J Bayford, Boyd, Dennis, Garner, Keen, Matterface, Rattigan and Wing

1. **APOLOGIES FOR ABSENCE**

Apologies were received from the following Councillors:

- Councillor J. Bright;
- Councillor K. Bright (who were substituted by Councillor Huxley);
- Councillor Moore;
- Councillor Rusiecki

2. **DECLARATIONS OF INTEREST**

Councillor Albon declared a significant interest in item 3A: Jackey Bakers Recreation Ground, Highfield Road, Ramsgate. This was due to him being the Cabinet Member for Open Spaces where he had worked with officers on this particular item.

3. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on the morning of 5 July 2024.

(c) **D03 OL/TH/23/1606 - Land to the East of New Haine Road, Ramsgate**

PROPOSAL: Outline application (with all matters reserved except access) for up to 9,253sqm of commercial floorspace (use class E(g) and B8), and a Health Campus comprising the erection of a primary medical care facility (Use Class E(e)), an extra care/assisted living building accommodating 70no. self contained flats (Use Class C2), a 80no. bed care home (Use Class C2), and a childrens nursery (Use Class E(f)); together with associated amenity and open space provision, infrastructure works and parking provision.

Mr Pragnell spoke in favour of the application.

It was proposed by the Chair and seconded by the Vice-Chair:

THAT the officer's recommendation be adopted, namely that the application be deferred to officers for approval subject to the receipt of an acceptable legal agreement securing the outlined heads of terms within 6 months and the following conditions:

1. Approval of the details of the layout, scale, appearance of any buildings to be erected and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority. Development thereafter shall be carried out in accordance with the approved details.

GROUND:

As no such details have been submitted in respect of these matters as part of the application is in outline. In accordance with Section 92 of the Town and Country Planning Act 1990.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Any reserved matters applications submitted pursuant to this outline approval shall accord with the approved parameter plans entitled 'Zoned Height Parameter Plan' and 'Land Use Parameter Plan' received 04 June 2024.

GROUND:

For the avoidance of doubt, so as to ensure that any development is in accordance with and within the parameters of that assessed by the Local Planning Authority for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and in the interest of achieving sustainable development, in accordance with Thanet Local Plan Policy QD02, and the principles with the National Planning Policy Framework.

5. Prior to the commencement of development in any phase, the vehicular access onto New Cross Road as shown on the submitted 'Access Arrangements' plan numbered 23-118- 001 Rev B, shall be provided and made operational.

GROUND:

In the interests of highway safety.

6. The phasing of the development shall be carried out in accordance with a Phasing Plan, to be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first reserved matters application. The phasing plan shall include the delivery of the medical centre and the commercial units in the earliest possible phase. Development shall be carried out in accordance with the approved phasing plan, but shall allow the construction periods of any phase to run concurrently with another phase.

GROUND:

To secure the programming and phasing of the development, and to secure the early delivery of the medical centre and commercial uses in accordance with Policies SP09 and SP40 of the Thanet Local Plan.

7. Prior to commencement of the development an intrusive investigation and updated risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include: (i) A survey of the extent, scale and nature of contamination; (ii) An assessment of the potential risks to: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; Adjoining land; Ground waters and surface waters; Ecological systems; (iii) An appraisal of remedial options and identification of the preferred option(s). All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following remediation and prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation

shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

8. The details to be submitted in pursuant of Condition 1 above for layout (for each phase of development) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and they are incorporated into the proposed layouts, in accordance with Thanet Local Plan Policy CC02.

9. Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment and Preliminary Surface Water Drainage Strategy prepared by Charles and Associates dated December 2023 and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and they are incorporated into the proposed layouts, in accordance with Thanet Local Plan Policy CC02.

10. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraphs 167 and 169 of the National Planning Policy Framework.

11. Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

GROUND:

To protect vulnerable groundwater resources in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

12. No development shall take place until details of the means of foul drainage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To protect the district's groundwater, in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

13. The development hereby permitted shall be constructed in accordance with the mitigation as set out within section 6 of the noise impact assessment.

GROUND:

To protect the amenity of future occupiers of the development, in accordance with Policy SE06 of the Thanet Local Plan.

14. The details to be submitted in pursuant of condition 1 above for layout of the nursery shall show the open play space to the east of the proposed nursery building (not adjacent to from New Haine Road).

GROUND:

To protect the amenity of future occupiers of the nursery, in accordance with Policies SE05 and SE06 of the Thanet Local Plan.

15. Prior to the first use of the development hereby permitted, an air quality Emissions Statement that provides details of how the air quality damage costs of £78,450, as calculated within the Emission Mitigation Assessment reference 'Entran' dated 1/12/23, are to be used to achieve air quality improvements through the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

In the interests of ensuring appropriate air quality in accordance with SE05 of the Thanet Local Plan and the NPPF.

16. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be in accordance with BS5228-1:2009+A1:2014: Code of Practice for Noise and Vibration on Construction and Open Sites and shall include the mitigation measures set out in Section 6 of the Air Quality Assessment. The works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of neighbouring amenity, in accordance with Policies QD03 and SE06 of the Thanet Local Plan and the advice contained within the NPPF.

17. To assess and mitigate the impacts of development on significant archaeological remains:
- Prior to any Reserved Application, the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.

- Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.
- The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.
- Within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:
 - a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
 - a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
- The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record, in accordance with Policy HE01 of the Thanet Local Plan.

18. Prior to the commencement of the development a Highways Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority include the following:
- a. Routing of construction and delivery vehicles to / from site
 - b. Parking and turning areas for construction and delivery vehicles and site personnel
 - c. Timing of deliveries
 - d. Provision of wheel washing facilities
 - e. Temporary traffic management / signage

Development shall be carried out in accordance with the approved Construction Management Plan, unless otherwise agreed in writing.

GROUND:

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

19. The development hereby approved shall incorporate a bound surface material for the first 5 metres of any access from the edge of the highway.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the NPPF.

20. Details to be submitted in pursuant of condition 1 above for layout shall include a cycle/pedestrian link through the site connecting New Cross Road to the north to the linear park to the south, and connecting New Haine Road to the west with Jackey Bakers Recreation Ground to the east.

GROUND:

To facilitate the use of alternative means of transport in accordance with Policy TP01, SP43 and the advice contained within the NPPF.

21. The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of safe access in new development in accordance with Thanet Local Plan Policy QD02 and paragraph 130 of the National Planning Policy Framework.

22. The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

GROUND:

To facilitate the use of alternative means of transport in accordance with Policy TP01, SP43 and the advice contained within the NPPF.

23. Details to be submitted pursuant to condition 1 for layout for each phase shall include the provision of electric vehicle charging points to be provided within the development. The electric vehicle charging

points shall be in the form of one active charging point per allocated parking space, and one active charging point per ten unallocated parking spaces.

GROUND:

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the NPPF.

24. Prior to the commencement of works hereby permitted, and during the construction period for all phases, the ecological mitigation as detailed within the Ecological Appraisal (Aspect Ecology; November 2023) shall be implemented as detailed. If works on any phase have not commenced within 2 years of works commencing a review and, if necessary, update of the ecological mitigation shall be carried out and submitted to the Local Planning Authority for written approval. The updated plan shall be implemented as approved.

GROUND:

In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies QD02 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

25. Details to be submitted pursuant to condition 1 for each phase shall include the submission of a habitat establishment and management plan for that phase. The plan shall include the following:
- a. Map showing the area to be managed
 - b. Overview of habitat creation works
 - c. Aims of the management plan
 - d. Detailed methodology to establish the habitat on site
 - e. Timetable for the on going management
 - f. Details of on going monitoring
 - g. Details of who will implement the habitat creation/management
 - h. Details of how it will be funded.

The habitat establishment and management plan shall be implemented as approved.

GROUND:

In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies QD02 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

26. Prior to the first occupation of any building within any phase, a "lighting scheme" for that phase shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall show how and where external lighting will be installed in accordance with 'Guidance Note 8 Bats and Artificial Lighting' (Bat Conservation Trust and Institute of Lighting Professionals).

GROUND:

In order to safeguard protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and advice as contained within the NPPF.

27. Existing trees and hedgerows as identified on plan numbered 11908 TPP 01 Rev A for retention within the development site shall be protected in accordance with BS 5837 2012 using the following protective fence specification - o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority. The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed. At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point. There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

To protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

28. Details to be submitted in pursuant of condition 1 above for landscaping for each phase shall include:
- a. species, size and location of new trees, shrubs, hedges and grassed areas to be planted,
 - b. the treatment proposed for all hard surfaced areas beyond the limits of the highway,
 - c. walls, fences, other means of enclosure proposed,
 - d. ecological enhancements to be provided within the site,

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

29. The details to be submitted through the first reserved matters submission for landscaping in pursuant of condition 1 above shall include full details of the 'open space' as annotated on the Land Use Parameter Plan. The details shall include:
- a. Identify the location and extent of the main areas of formal and informal open space to be provided;

- b. Detail how the relevant areas of public open space are to be laid out, paved, planted or equipped;
- c. Provide details of the pedestrian/cycle paths through the space;
- d. Provide details of the ecological enhancements to be provided within the space;
- e. Provide details of how the open space will be managed long-term.

The 'open space' shall be laid out and implemented in accordance with the approved details and shall be permanently retained thereafter and used for and made available for public amenity purposes only.

GROUND:

In the interests of the visual amenities of the area, the living conditions of future occupiers, pedestrian and cycle movement, and biodiversity net gain, in accordance with Policies QD02, GI04 and SP30 of the Thanet Local Plan and guidance within the National Planning Policy Framework.

- 30. Details to be submitted in pursuant of condition 1 above for layout and landscaping shall include the provision of tree planting within a minimum depth landscape strip of 3.5m adjacent to New Haine Road across the whole site.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan, and paragraph 131 of the NPPF.

- 31. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan.

- 32. A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and G104 of the Thanet Local Plan.

33. The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

34. Prior to the construction of the external surfaces of the development hereby approved, samples of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

35. The commercial units falling within Use Class E(g), the medical centre falling within Use Class E(e), and the nursery falling within Use Class E(f), hereby approved shall be used for these uses only, and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND:

To secure the proper development of the area for employment generating and community uses, in accordance with Thanet Local Plan Policies SP05, SP09, SP40 and E01.

Upon being put to the vote, the motion was declared **CARRIED**.

Following the conclusion of this item, Councillor Albon informed the Committee that he had no intension of reserving item 3B: Land North of 137-159 Clements Road, Ramsgate and left the Council Chamber whilst the remaining items were determined, including item 3A: Jackey Bakers Recreation Ground, Highfield Road, Ramsgate which he declared an interest in.

- (a) **A01 F/TH/24/0444 - Jackey Bakers Recreation Ground, Highfield Road, Ramsgate**

PROPOSAL: Erection of temporary changing facilities comprising of 8no. interlinked cabins.

It was proposed by Councillor Keen and seconded by Councillor Rattigan:

THAT the officer's recommendation be adopted, namely that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 24.2040.PL001, 24.2040.PL002, 24.2040.PL003 and 24.2040.PL004.

GROUND:

To secure the proper development of the area.

3. This permission shall expire on 30th June 2028, and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - a. the building shall be removed from the application site,
 - b. the use of the land shall be discontinued, and
 - c. there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

GROUND:

In order that the Local Planning Authority may retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality contrary to the NPPF.

4. Prior to the erection of outdoor light on the portacabins, an outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.

GROUND:

In the interests of minimising light pollution, in accordance with Thanet Local Plan Policy SE08.

Upon being put to the vote, the motion was declared **CARRIED**.

- (b) **A02 F/TH/24/0543 - Land North of 137-159 Clements Road, Ramsgate**

PROPOSAL: Erection of 2No single storey storage units.

It was proposed by Councillor Keen and seconded by Councillor Rattigan:

THAT the officer's recommendation be adopted, namely that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 0102 Rev P02 and 0120 Rev P02 received 21 May 2024.

GROUND:

To secure the proper development of the area.

Upon being put to the vote, the motion was declared **CARRIED**.

Meeting concluded: 7:53pm