

## ITEM 3

### EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

**MINUTES** of the meeting of the Planning Committee of the Exmoor National Park Authority held on Tuesday, 19 January 2010 at 2.00pm in the Committee Room, Exmoor House, Dulverton.

#### PRESENT

Mr R J Webber (Chairman)

Miss A V Davis	Mrs F Nicholson
Mr R C Edgell	Mr M J Pile
Mr J Freeman	Mr S J Pugsley
Dr S Head	Mr F Rawle
Mrs S Hibbert	Mr I Rigby
Mr N Holliday	Mr M Taylor
Mrs B Maitland-Walker	Dr J Wibberley

Apologies for absence were received from Mrs A M Clitheroe, Mr M A Collins, Mr J Dyke, Ms D Kershaw, Mrs C Lawrence, Mr N Parbrook and Mr J Yabsley.

#### 60. DECLARATIONS OF INTEREST

Mr R J Webber declared a personal interest in relation to Item 4.1 Erection of retail unit, office space and petrol station. Advertisement consent for petrol totem and fascia signs. Change of use of land to form domestic garden and provision of new pavement – Wheddon Cross Garage, Wheddon Cross, Minehead, Somerset and Item 4.2 – Advertisement consent for petrol totem and fascia signs – Wheddon Cross Garage, Wheddon Cross, Minehead, Somerset, as he was the Chairman of Cutcombe Parish Council. He confirmed that he had not participated in the Parish Council's discussions of these two applications.

Mr Webber also declared having been lobbied in relation to Item 4.3 – Proposed installation of a wind turbine (15.4m to hub and 5.5m diameter rotor – total height approximately 18.15m) – Furzemoor, Exford, Minehead, Somerset.

In relation to Item 4.4 – Erection of a wind turbine (12.45m to hub and 5.4m rotor diameter – total height approximately 15.2m) – Hollacombe Farm, Kentisbury, Barnstaple, Devon EX31 4NR:

- Mr M J Pile declared a personal interest, as he was the Chairman of Kentisbury & Trentishoe Parish Council.
- Miss A V Davis declared having been present at meetings of Kentisbury & Trentishoe Parish Council and Parracombe Parish Council when this application was discussed.

## 61. MINUTES

### (1) Confirmation

The Minutes of the Committee's meeting held on 1 December 2009 were agreed and signed as a correct record, subject to the following amendments:

- Minute 50, line 2, replace 'Land at Armoor Lane, Exton, Wheddon Cross' with 'Land at Armoor Lane, Exton, Dulverton'.
- Minute 52, line 2, replace 'Emmett's Grant' with 'Emmett's Grange'.

### (2) Matters Arising

There were no matters arising.

## DEVELOPMENT CONTROL

### 62. Application No: 6/8/09/106

**Location: Wheddon Cross Garage, Wheddon Cross, Minehead, Somerset TA24 7DR**

**Proposal: Erection of retail unit, office space and petrol station. Advertisement consent for petrol totem and fascia signs. Change of use of land to form domestic garden and provision of new pavement (Full).**

The Committee received the report of the Head of Planning & Community. Members were advised that following finalisation of the committee report, the following consultee responses had been received.

- Comments received from Cutcombe Parish Council had already been appended to the report and further comments in respect of the additional information was detailed.
- The Environment Agency had raised no objection to the application, subject to standard conditions relating to the prevention of pollution.
- The Authority's Woodland Officer had raised no objection to the application.
- A letter had been received from Mr John Edwards. Mr Edwards recognised it would be difficult to balance the various and important considerations raised by this proposal, however he considered that if approved, the application would have a serious impact on the viability of shops in surrounding villages, and that this was not purely an issue of business competition but a matter of the future wellbeing of local communities.
- A letter had been received from the owner of Exmoor Stores, Exford, who disagreed with the applicant's assessment that the impact of the proposed enlarged retail business would not be detrimental to the existing shops in the neighbouring villages.

The Head of Planning Community advised the Committee of the publication of Planning Policy Statement 4 on 29 December 2009

detailing new Government guidance on planning for sustainable economic development in urban and rural areas. This guidance incorporated development control policies applicable to this proposal, in particular:

- Policy EC10 – Determining planning applications for economic development: Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.
- Policy EC13 - Determining Planning applications affecting shops and services in local centres and villages: When assessing planning applications affecting shops, leisure uses including public houses or services in local centres and villages, local authorities should (a) take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if the proposal would result in its loss or change of use; (b) refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs; (c) respond positively to planning applications for the conversion or extension of shops which are designed to improve their viability; (d) respond positively to planning applications for farm shops which meet a demand for local produce in a sustainable way and contribute to the rural economy, as long as they do not adversely affect easily accessible convenience shopping.

The Head of Planning & Community confirmed to Members that competition between individual businesses was not a planning matter and while it was acknowledged that the enlarged retail premises proposed by the application may increase competition, this would not be grounds for refusal of the application.

#### **Public Question Time**

- (1) Mr Eric Clarbull, Chairman of the Moorland Hall & Recreation Ground Committee and Cutcombe Parish Councillor, said that he had no objection in principle to the application and welcomed the proposed improvements to the retail shop and petrol filling station. However, Mr Clarbull expressed concern about the proposed construction of a replacement building in close proximity to the boundary of the neighbouring Recreation Ground, which would be likely to increase the risk of damage to the application site from sporting activities on the playing field, and have consequent financial implications in terms of insurance and liability. He suggested the application should include the erection of a boundary fence on the application site in order to mitigate this risk. Mr Clarbull also expressed concern about the loss of the auto repair business from the application site and urged that if the application were approved, this business should be assisted to relocate to alternative premises within the parish.
- (2) Mr Martin Lee, the applicant's agent, outlined the sustainability features of the application, including the use of a ground source

heat pump, high levels of insulation and passive solar gain via the large windows. He explained that the GRP clad roof and vertical cedar cladding to the rear elevation were materials that would withstand, and in the case of the roof, recover, from the impact of cricket balls. The application therefore sought to minimise the existing liability of the owners and users of the Recreation Ground for damage caused to the application site. He advised that if planning permission were approved, works at the site would be unlikely to commence before October 2010, providing time for the owner of the auto repair business to find alternative premises.

- (3) Mr Tim Gardner, applicant, advised the Committee that the shop and petrol filling station had been a family business for just over 100 years. He advised the Committee that the forecourt facilities were no longer adequate to meet demand and that the site required updating and investment. The business had considered a number of ways to fund this investment, one of which was to provide an enhanced retail service (between a village shop and a supermarket). Mr Gardner said that the retail business would place an emphasis on the use of local producers and suppliers.

### **The Committee's Consideration**

There were expressions of support for a number of aspects of the application including: the improvement to the site layout; the benefit to the local community of enhanced retail and petrol station services; the reduced likelihood of vehicles queuing on the public highway to access the site; and the inclusion of a public footpath along the frontage of the application site in the direction of the public car park.

However, it was acknowledged that there were also aspects of concern. While it was noted that competition between individual businesses was not a planning matter, Members expressed sympathy with the anxieties raised about the potential impact of the application on the future viability of village shops in surrounding localities, and it was the view of a number of Members that these concerns could not be entirely disregarded.

It was also of concern that approval of the application would result in the loss of the auto repair business from the application site, and Members expressed their support for the continuance of this business, which was understood to be valued by the local community. The Head of Planning & Community confirmed that if the application were approved, the Authority's Planning Officers and the West Somerset Economic Development Officer would provide advice and support in order to facilitate the relocation of this business to alternative, local premises.

The Head of Planning & Community advised that in relation to the roof material, while natural slate would have been more appropriate, the GRP clad roofing material proposed was considered acceptable, given the particular circumstances and location of the proposed building in close proximity to the Recreation Ground.

It was proposed by Members that any grant of planning consent should be subject to the following conditions in addition to those set out in the report:

- That any service cables to the building should be placed underground.
- That detail of a hedge and/or fence screen at the boundary of the application site with the Recreation Ground be submitted to and agreed by Planning Officers.
- That detail of the operational activities in relation to the timing of delivery vehicles be submitted to and agreed by Planning Officers.
- That as the ratio of car parking spaces to square metres of the site area was less than that recommended by the Local Transport Plan, it was important that all parking spaces be reserved exclusively for the use of customers of the retail services.

**RESOLVED:** To grant planning consent, 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.
2. The development hereby permitted shall be completed in accordance with the approved plans 614/D/0100 FO4 RevD, 614/D/0102 revA, 614.D.0102 rev B (redrawn at 1:100 @A2), 614/D/0104 and 614/D/0101 FO4 RevE, unless agreed otherwise in writing by the Local Planning Authority.
3. Prior to the commencement of any demolition and/or construction works:
  - (a) Protective fencing shall be erected around each tree or tree group along the rear boundary of the site in accordance with the recommendations given in British Standard 5837: 1991 (Trees in Relation to Construction) unless otherwise agreed, in writing, by the Planning Authority.
  - (b) No burning shall take place within 20 metres of the furthest extent of the canopy of any tree or tree group on site or on land adjoining the application site.
  - (c) No trenches, pipe runs or drains shall be dug within the canopy spread of any trees retained on the site or on land adjoining unless agreed otherwise, in writing, by the Planning Authority; and all such installations shall be in accordance with the advice given in National Joint Utilities Group Publication Number 10.
4. The rear boundary bank shall be retained unless alterations or works to that boundary are agreed in writing by the Local Planning Authority.
5. Prior to work commencing on site (or such alternative timetable agreed in writing by the Local Planning Authority) details of the hard surfacing materials within the site shall be submitted to and approved

in writing by the Planning Authority. All hard surfacing shall be carried out in accordance with the approved details and completed prior to the occupation of the development hereby permitted.

6. Prior to installation a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved plans.
7. Before the plant air conditioning and cooling systems are installed on the premises, details shall be submitted to demonstrate that the noise from this equipment will not cause harm to the amenities of the area and will include details of the maximum noise levels at a fixed position to demonstrate that at night the noise levels, above background, will not cause harm to local residents.
8. The parking spaces shown on the approved plans shall be made available for use prior to the first occupation of the development and thereafter retained for that purpose. The spaces shall not be used other than by patrons of the shop.
9. Prior to installation details of the colour, finish and glazing bar profile of the aluminium windows and doors, and the type of timber and finish of the timber boarding to the exterior elevations, shall be submitted to and approved in writing by the Local Planning Authority. Once approved the windows, doors and timber elevations shall be constructed in accordance with the agreed details.
10. The roof shall be finished in the Sarnafil "Lead Grey" finish, as submitted with the application details, with the ribbed upstandings as shown on the approved plans, unless alternative materials are agreed in writing by the Local Planning Authority.
11. The three rooflights shown on the approved plans shall have a central glazing bar (as shown) and shall sit flush with the roof slope, unless alternative details are agreed in writing by the Local Planning Authority.
12. Notwithstanding the approved plans, the steel storage cages shall not be constructed or provided alongside the west elevation of the building unless an alternative proposal is agreed otherwise in writing by the Local Planning Authority.
13. The new building shall be constructed from existing ground levels as shown on the approved plans unless alternative levels are agreed in writing by the Local Planning Authority.
14. No windows, dormer windows or roof lights shall be constructed or inserted into the east elevation, wall or roof slope, without the prior permission, in writing, of the Local Planning Authority.
15. No mezzanines or other floors shall be inserted into the building hereby permitted that increase the retail floorspace without the prior permission in writing of the Local Planning Authority.

16. No development shall commence pursuant to this permission until constructional details for the provision of the footway, that will pass from the forecourt across the frontage of Garage House, including its garden area, have been submitted to and agreed in writing by the Local Planning Authority. The details shall show that the footway will be constructed to a standard adoptable by the County Highway Authority. The footway shall be fully constructed and fully operational in accordance with the approved plans and specifications prior to the new shop opening to members of the public and thereafter the footway shall be permanently available and maintained for the public to pass and repass over it.
17. The forecourt and parking area shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and once approved the works shall take place in accordance with those details.
18. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.
19. At the proposed accesses there shall be no obstruction to visibility greater than 900mm above adjoining road level within the visibility splays shown on the approved plans. Such visibility splays shall be constructed prior to commencement of the development hereby permitted and shall thereafter be maintained at all times.
20. Prior to the construction of the building hereby permitted (or such alternative timetable agreed in writing by the Local Planning Authority), details and a specification shall be submitted of the renewable energy and sustainability element of the building and once approved the building shall be constructed to incorporate those agreed renewable energy and sustainability elements.
21. Prior to installation (or such alternative timetable agreed in writing by the Local Planning Authority), details and a specification of the lighting shall be submitted to demonstrate that the lighting has been designed, both internally and externally, to minimise light spillage from the site. The details and specification shall be submitted to and agreed in writing by the Local Planning Authority prior to installation and the approved details and specification shall thereafter be installed. No other external lighting shall be installed on the site without the prior agreement in writing of the Local Planning Authority.
22. The applicant/developer should carry out a detailed investigation to the satisfaction of the Local Planning Authority in consultation with the Environment Agency to determine the nature and extent of contamination. The detailed investigation shall take place prior to work commencing pursuant to this permission, unless an alternative timetable is agreed in writing by the Local Planning Authority. In the event that contamination of the site is confirmed, the developer

should liaise with the Environment Agency on measures required to protect surface water and groundwater interests, and produce a sound remediation strategy. Once agreed the measures set out in the remediation strategy shall be completed prior to the shop opening to the public, or such alternative timetable agreed in writing by the Local Planning Authority, and the applicant shall demonstrate by way of a report or other agreed methodology that the works have been satisfactorily completed in accordance with the remediation strategy.

The investigation should include the following stages:- A desk study, which should include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed, this information should be used to produce:- A detailed water interest survey to identify all wells, boreholes, springs and watercourses within 100m metres of the site boundary. – A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors. – A site investigation, designed for the site, using this information and any diagrammatical representations (Conceptual Model) undertaken. The investigation must be comprehensive enough to enable: - a suitable risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and - refinement of the Conceptual Model, and – development of a Method Statement detailing the remediation requirements. Reference should also be made to the Model Procedures for the Management of Land Contamination CLR11 Report, which can be found on the Agency's website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
24. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
25. Any above ground oil or chemical storage facilities should be sited in bunded areas. The capacity of the bund should be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.



26. Any gas, electricity, water, sewage, telephone and cabling services to the building shall be placed underground.
27. Prior to the commencement of construction work on site (or such alternative timetable agreed in writing by the Local Planning Authority), details of planting and/or fence screening scheme alongside or on top of the boundary bank that adjoins the rear of the site with the recreation ground shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall be completed prior to the first use of the shop by the public, unless an alternative timetable is agreed in writing, and thereafter any planting shall be maintained for a period of no less than 5 years, such maintenance to include the replacement of any plants that die or become diseased.
28. Prior to the first use of the shop by members of the public, or such alternative timetable agreed in writing by the Local Planning Authority, a procedure note covering the timing of delivery and fuel tanker vehicles entering the site and the operational methodology for delivery and fuel tankers vehicles at the site shall be submitted to and agreed by the Local Planning Authority. Once agreed the site shall be operated in accordance with the agreed procedure note unless agreed to be amended in writing by the Local Planning Authority.

**SUMMARY OF REASON FOR GRANTING PLANNING PERMISSION**

The development by reason of its design, size, form, bulk, position, materials and overall impact together with the retention of the business use of the site and highway improvements including the footpath and subject to the above conditions, is considered to accord with the policies of the Development Plan and material planning considerations do not indicate otherwise.

**63. Application No: 6/8/09/109**

**Location: Wheddon Cross Garage, Wheddon Cross, Minehead, Somerset TA24 7DR**

**Proposal: Advertisement consent for petrol totem and fascia signs (Advert)**

The Committee received the report of the Head of Planning & Community.

**RESOLVED:** To grant advertisement consent, subject the following conditions:

- 1a. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- 1b. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- 1c. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

- 1d. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 1e. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway, or aerodrome (civil or military).
2. At the proposed accesses there shall be no obstruction, from any signage, to visibility greater than 900mm above adjoining road level within the visibility splays shown on the approved plans for Application 6/8/09/106.
3. The advertisements hereby permitted shall be erected in accordance with the approved plans 59251 and 59251b, unless agreed otherwise in writing by the Local Planning Authority.

#### SUMMARY OF REASON FOR GRANTING PLANNING PERMISSION

The signage by reason of its materials, position, size, illumination details and overall impact and subject to the above conditions, is considered to accord with the policies of the Development Plan and material planning considerations do not indicate otherwise.

#### **64. Application No: 6/13/09/111**

**Location: Furzemoor, Exford, Minehead, Somerset TA24 7NA**

**Proposal: Proposed installation of a wind turbine (15.4m to hub and 5.5m diameter rotor – total height approximately 18.15m) (Full)**

The Committee received the report of the Head of Planning & Community. Members were advised that following circulation of the report the following additional comments had been received.

- The Exmoor Society stated that it positively supported small scale renewable energy projects and that because of the likely impact on the environment and landscape, each application needed to be decided by the Planning Committee. The Society requested that the Committee refuse this application on the grounds that it would result in the degradation of the rural character of the area and would damage the special qualities of the National Park.
- Copies of a letter received from Mrs Venetia Craggs written in support of the application were circulated to Committee Members in advance of their consideration of the application.

#### **Public Question Time**

- (1) Mrs Poad, the applicant, said that the desire to be energy self-sufficient was reasonable and consistent with government policy guidance that strongly promoted renewable energy generation. She urged members to consider the visual images submitted with the application, which she believed demonstrated that from many viewpoints the proposed turbine would not be visually intrusive, and

that as the turbine would be viewed against a backdrop of rising land, it would appear much less prominent than the nearby communications mast.

### **The Committee's Consideration**

Members considered that a site visit was required in order to assess the potential visual impact of the proposed turbine on the landscape and to consider the cumulative effect on the landscape setting of the proposed turbine and the existing transmitter mast at Lower Thorne, approximately 90m to the south of the application site.

**RESOLVED:** To hold a site visit (the details of the site visit are set out in Minute 69 below).

### **65. Application No: 62/36/09/001**

**Location: Hollacombe Farm, Kentisbury, Barnstaple, Devon**

**Proposal: Erection of a wind turbine (12.45m to hub 5.4m rotor diameter – total height approximately 15.2m) (Full)**

The Committee received the report of the Head of Planning & Community.

### **Public Question Time**

(1) Mr Ryall, the applicant, said that he was pleased to note there were no grounds to justify refusal of this application. Mr Ryall expressed concern that the proposed conditions relating to the colour and finish of the external parts of the turbine, and the details of the foundation for the turbine, were unnecessarily restrictive and could increase the cost of the project, particularly if steel piles were required for the base structure, as opposed to concrete.

### **The Committee's Consideration**

It was proposed and seconded to hold a site visit in order to allow Members to assess the visual impact of the proposed turbine on the landscape. This proposal was defeated; the majority of Members considered the Planning Officer's report to have demonstrated that the application complied with Local Plan Policy LNC19 in relation to unobtrusive small-scale wind turbines serving individual dwellings or groups of properties and in these circumstances, a site visit could not be justified.

In response to the applicant's concerns about the proposed conditions, it was noted that the most important factor in relation to the colour and finish of the external parts of the turbine was that it should not be reflective or glint. In relation to the base, a steel framework (as opposed to steel piles) was likely to be both environmentally preferable and less expensive than a concrete alternative. The final details in relation to both aspects of the application were to be submitted and agreed by planning officers.

**RESOLVED:** To grant planning consent, subject to the following conditions:

19 January 2010

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the plans submitted as part of the application and date stamp received 5th November 2009.
3. The developer shall notify the National Park Authority Archaeologist in writing 14 days before the commencement of the earth works on site. The developer shall then afford access at all reasonable times to any archaeologist nominated by the Planning Authority and shall allow them to observe the excavations and record items of interest and finds.
4. Prior to construction on site the exterior colour and finish of all external parts of the mast, rotor and blades of the turbine shall be submitted to and agreed in writing by the Local Planning Authority. Within one month of the erection of the turbine all the external parts of the mast shall be finished in the agreed colour and finish and, thereafter shall be retained in that colour and finish.
5. The wind turbine and associated equipment, including its foundation, hereby permitted shall be dismantled and removed from the application site within 3 months of it becoming redundant to its designated use, unless otherwise agreed in writing with the Local Planning Authority.
6. All cabling to and from the turbine shall be underground.
7. Notwithstanding the approved plans, prior to the commencement of the development hereby approved, details of the foundation for the turbine hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance the agreed details.

#### SUMMARY OF REASON FOR GRANTING PLANNING PERMISSION

The Local Planning Authority, having regard to all planning considerations material to the determination of this application, including particularly impact on amenities of neighbours, design, flood risk, highway safety, reduction of carbon emissions from development and the provision of renewable energy technologies, and impact on the character and appearance of the designated landscape and wildlife, and all consultations and representations made in connection with the application, conclude that the proposal accords with the provisions of the development plan as applicable to it and there are no grounds which justify its refusal.

#### **66. APPLICATIONS DELEGATED TO THE CHIEF EXECUTIVE**

The Committee noted the decisions of the Chief Executive determined under his delegated powers.

**67. PENDING SECTION 106 LEGAL AGREEMENTS**

The Committee noted the schedule of pending Section 106 Legal Agreements.

**68. EXMOOR NATIONAL PARK LOCAL DEVELOPMENT FRAMEWORK  
NATIONAL PARK COMMUNITY CONSULTATION ON ISSUES AND  
OPTIONS**

The Committee received the report of the Head of Planning & Community.

**RESOLVED:** To note the content of the report as the basis for community consultation events on Local Development Framework issues and options.

**69. SITE VISITS**

In respect of the decision taken in Minute 64 above in relation to the proposed installation of a wind turbine (15.4m to hub and 5.5m diameter rotor – total height approximately 18.15m) at Furzemoor, Exford, Minehead, Somerset TA24 7NA (application no. 6/13/09/111) to hold a site visit, it was **RESOLVED** that the site visit be held at 10.15am on Friday, 29 January 2010.

**70. ANY OTHER BUSINESS OF URGENCY**

There was none.

(The meeting closed at 4.12pm)

Chairman