

Minutes of Meeting of Planning Committee of Mid Ulster District Council held on Tuesday 4 June 2024 in Council Offices, Circular Road, Dungannon

Members Present	Councillor Robinson, Chair Councillors Bell, Black (6.05pm), J Buchanan, Carney, Clarke, Cuthbertson, Graham, Kerr, Mallaghan, McElvogue, McFlynn, D McPeake, S McPeake, Varsani
Officers in Attendance	Mr Bowman, Head of Strategic Planning (HSP) Ms Donnelly, Council Solicitor Ms Doyle, Head of Local Planning (HLP) Mr Marrion, Senior Planning Officer (SPO) Ms McCullagh, Senior Planning Officer (SPO) Mr McClean, Senior Planning Officer (SPO) Ms McKinless, Senior Planning Officer (SPO) Miss Thompson, Committee and Member Services Officer
Others in Attendance	Councillor McAleer (6.09pm) LA09/2021/1546/F Mr Scurfield LA09/2023/1074/F Mr McCann Mr Gourley LA09/2021/0443/O Ms Quinn

The meeting commenced at 6.00 pm

P078/24 Notice of Recording

Members noted that the meeting would be webcast for live and subsequent broadcast on the Council's You Tube site.

P079/24 Apologies

Councillor Martin.

P080/24 Declarations of Interest

The Chair, Councillor Robinson reminded members of their responsibility with regard to declarations of interest.

P081/24 Chair's Business

The Head of Strategic Planning (HSP) referred to the recent passing of their colleague Siobhan Farrell who had worked within the planning department from 2017. The HSP stated that colleagues were all very shocked and saddened to hear

of Siobhan's passing and wanted to take the opportunity tonight to again pass on sincere condolences to Siobhan's family and friends.

The Head of Local Planning (HLP) referred to recent judgement in relation to planning applications for infill dwellings considered under policy CTY8 and where the decision of Newry, Mourne and Down District Council was quashed by the Court of Appeal. The HLP stated that a copy of the judgement was circulated as part of the addendum and advised Members to make themselves aware of the judgement in greater detail following tonight's meeting. The HLP outlined some of the key points from the judgement –

Judges considered the wording of policy CTY8 in detail and considered the thrust of the policy which is to refuse the infilling of gap sites, they also addressed what is a small gap site and the definition of a substantially and continuously built up frontage, the balance of planning judgement versus observable facts, the conditions of the small gap exception and the requirement which inherently exists in CTY8 which is to protect those gaps in the countryside that provide relief and visual breaks to maintain rural character. In their conclusion the judges warned against the temptation by planning officers and members of a planning committee to view policy CTY8 as a permissive policy and that unlike other policies in PPS21 CTY8 does not begin by setting out that planning permission will be granted for a certain type of development and that on the contrary it begins by explaining that planning permission will be refused where it results in or adds to a ribbon of development. The HLP stated there is nothing in the judgement which gives cause for concern as to how this Council is interpreting policy CTY8 when considering a gap site. The HLP advised Members to be mindful going forward that this judgement will be considered as a material consideration in the assessment of applications for infill development. The HLP stated that judges also addressed the decision of the planning committee in Newry, Mourne and Down Council not to carry out a site visit to assess the application site for themselves and noted that whilst this was not a legal error they were not satisfied that the planning committee were properly equipped to take the decision they did based on the case officers mis-application of a substantial and continuously built up frontage. The HLP stated again that the judge's decision had been circulated and that she would strongly advise Members to take cognisance of it going forward.

The Chair, Councillor Robinson encouraged Members to take time and read the judge's decision circulated as he felt there will be something to learn and that it highlights the importance of the role of a member of the Planning Committee.

Councillor Black entered the meeting at 6.05 pm.

The Head of Local Planning referred to the below applications which were on the agenda for determination and sought approval to have the following applications deferred from tonight's meeting schedule for an office meeting –

Agenda Item 5.4 - LA09/2023/0340/F - Dwelling and Garage at lands approx. 40m S of 117 Cavanakeeran Road, Pomeroy for Ms Kate McAleer.

Agenda Item 5.6 - LA09/2023/0771/O - Site for a dwelling and domestic garage at approx. 120m E of 65 Moneysharvan Road, Swatragh for Mr Patrick Turner.

Agenda Item 5.7 - LA09/2023/0852/O - Dwelling and garage at 55m E of 64 Aughrim Road, Magherafelt for Mr Andrew Watterson.

Agenda Item 5.10 - LA09/2023/1263/O - Dwelling and garage at land approx. 20m SE of 8 Tullywiggan Road, Cookstown for Mrs Fenella Turkington.

Agenda Item 5.11 - LA09/2023/1265/O - Site for dwelling and garage at 60m SW of 99 Tullyvar Road, Aughnacloy for Mr Jeffrey Reid.

Agenda Item 5.13 - LA09/2023/1410/F - Light industrial unit to include ancillary storage, administration space, and staff facilities, and, associated car parking and landscaping at approx. 145m N of 34 Sydney Street, Aughnacloy for Mr Michael Treanor.

Agenda Item 5.16 - LA09/2024/0177/O - Dwelling and garage in an existing cluster with access onto Curr Road at land adjacent to 33 Moneymore Road, Desertmartin for Thomas and Brigid McGuigan.

The HLP advised that the following applications had been withdrawn from tonight's schedule for consideration of / submission of further information –

Agenda Item 6.2 – LA09/2022/0641/F - Retention of boundary wall/fence at 29 Glengomna Road, Draperstown for Barry O'Kane.

Agenda Item 6.5 - LA09/2023/0916/F - Off site replacement dwelling and garage at 180m W of 16 Carnose Road, Cranny, Moneymore for Mr Gregory McGovern.

Resolved That the planning applications listed above be deferred for an office meeting / withdrawn for consideration of / submission of further information.

The Chair, Councillor Robinson stated he would have to leave the meeting early tonight at which point the Deputy Chair, Councillor Kerr will Chair the meeting.

Matters for Decision

P082/24 Planning Applications for Determination

The Chair drew Members attention to the undernoted planning applications for determination.

LA09/2018/1643/F Residential development comprising of 42 units (30 semi-detached and 12 detached), creation of a new access/right turn lane from Coolshinney Road, open space/private amenity space, landscaping and ancillary site works at lands 100m SW of 13 Coolshinney Road And 20m N of 2 Thornhill, Magherafelt for Mullaghboy Construction Ltd

Members considered previously circulated report on planning application LA09/2018/1643/F which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor S McPeake and

Resolved That planning application LA09/2018/1643/F be approved subject to conditions as per the officer's report.

LA09/2021/1546/F **Sand & gravel extraction including access from the Camlough Road and Internal Haul Road. Landscaped earth berms and progressive restoration to a mix of agricultural and wetland nature conservation habitats. At lands E of 220 Camlough Road (Westland Horticultural), Camlough Road, Pomeroy for Loughdoo Aggregates & Concrete Ltd**

The Chair, Councillor Robinson stated that this item will be moved to confidential business as there were some personal circumstances in relation to the application.

Proposed by Councillor Bell
Seconded by Councillor Mallaghan and

Resolved To move planning application LA09/2021/1546/F to confidential business.

Councillor McAleer entered the meeting at 6.09 pm.

LA09/2021/1819/F **Demolition of an existing building and development of 65 dwellings (28 detached, 30 semi-detached, 1 chalet bungalow and 6 apartments) and associated garages, open space, access and site works at land between 1 Spires Manor and 96 Moneymore Road (directly S & E of Spires Manor and S of Spires Integrated PS), Magherafelt for Waterside Leisure (Ni) Ltd**

Members considered previously circulated report on planning application LA09/2021/1819/F which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2021/1819/F be approved subject to conditions as per the officer's report.

LA09/2023/0340/F **Dwelling and Garage at lands approx. 40m S of 117 Cavanakeeran Road, Pomeroy for Ms Kate McAleer**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2023/0484/RM **Phase One of Business Park development (Outline LA09/2018/1361/O), including 3 units for light industrial use, a security gatehouse building, and roadway at lands immediately W of Kilcronagh Business Park, Cookstown for MACM (NI) Ltd**

Members considered previously circulated report on planning application LA09/2023/0484/RM which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2023/0484/RM be approved subject to conditions as per the officer's report.

LA09/2023/0771/O **Site for a dwelling and domestic garage at approx. 120m E of 65 Moneysharvan Road, Swatragh for Mr Patrick Turner**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2023/0852/O **Dwelling and garage at 55m E of 64 Aughrim Road, Magherafelt for Mr Andrew Watterson**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2023/1074/F **2 storey dwelling and domestic garage at land immediately E of 103D Ballagh Road, Fivemiletown for Caran Ltd**

Mr Marrion (SPO) presented a report on planning application LA09/2023/1074/F advising that it was recommended for approval.

The Chair advised the committee that requests to speak on the application had been received and invited Mr McCann to address the committee in the first instance.

Mr McCann stated he was speaking on behalf of his own family and the other neighbours who have objected to the proposal. Mr McCann stated that the case officers report has been considered and that they would respectfully disagree with the interpretation and a number of the opinions and assertions that have been made. Mr McCann stated that the application is not in keeping with the character of the area and that it is having a significant impact on existing neighbours and their wellbeing. Mr McCann stated he did not believe the application meets the requirements of policy CTY2a and whilst there is reference to a Church as a focal point, local people living in the area see this as a landmark in the area and not a focal point. McCann stated there were also issues with intrusion and privacy and this is reflected in the number of objections which have been made. Mr McCann stated he would also contend that the site cannot be absorbed into the existing cluster and that it will alter the existing character and visually intrude into the open countryside. Mr McCann felt that there are also some questions about the history of planning on the site as it is obvious that applications have been cleverly sequenced to engineer a case for a

cluster. Mr McCann stated that the people who have bought the houses have done so in good faith on the understanding that there would be no more development behind them and are now finding out that there are proposals for further development. Mr McCann asked the Committee to visit the site and take further time to consider the application.

Councillor Cuthbertson referred to the application going behind existing houses and asked if there is an issue with windows overlooking.

Mr Marrion stated that separation distances have been assessed between the proposed dwelling and development around it and that it is felt that the separation distances and proposed landscaping is enough to mitigate concerns in relation to overlooking.

Mr Gourley stated he would agree with the case officer's position in relation to policy CTY2a and that all criteria is being met in terms of the number of buildings and dwellings. Mr Gourley stated that the area in question is already significantly developed and stated that the thrust of PPS21 is to cluster development together to have a position of where there is existing development in the landscape that new development should be nestled within it rather than on a greenfield site so that there is no further visual impact. Mr Gourley stated that there are a number of dwellings and community facilities in the form of a Church and that development of the site is in keeping with PPS21 and meets all the individual criteria set out in policy CTY2a.

Councillor Black stated it was important to hear from both parties and whilst it has been said that the proposal meets criteria he felt that objectors concerns should also be considered and that a site visit would allow for this. Councillor Black proposed that the application be deferred for a site visit.

Councillor Graham seconded Councillor Black's proposal.

Resolved That planning application LA09/2023/1074/F be deferred for a site visit.

LA09/2023/1195/F **Demolition of existing buildings, erection of discount supermarket, provision of car parking, landscaping, and associated site works at Nos. 22 and 26 Orritor Road and Nos. 47 and 49 Burn Road, Cookstown for Lidl Northern Ireland**

Members considered previously circulated report on planning application LA09/2023/1195/F which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2023/1195/F be approved subject to conditions as per the officer's report.

LA09/2023/1263/O **Dwelling and garage at land approx. 20m SE of 8 Tullywiggan Road, Cookstown for Mrs Fenella Turkington**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2023/1265/O **Site for dwelling and garage at 60m SW of 99 Tullyvar Road, Aughnacloy for Mr Jeffrey Reid**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2023/1372/F **Installation of CO2 Liquefaction Recovery Unit, associated concrete plinth, pipework and all other site works (Noise Report received) at 20A Granville Road, Granville Industrial Estate, Dungannon for Bio Capital Ltd**

Mr Marrion (SPO) presented a report on planning application LA09/2023/1372/F advising that it was recommended for approval.

Proposed by Councillor Cuthbertson
Seconded by Councillor Black and

Resolved That planning application LA09/2023/1372/F be approved subject to conditions as per the officer's report.

LA09/2023/1410/F **Light industrial unit to include ancillary storage, administration space, and staff facilities, and, associated car parking and landscaping at approx. 145m N of 34 Sydney Street, Aughnacloy for Mr Michael Treanor**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2024/0086/F **Retrospective garage at 33 Quarry Road, Knockcloghrim for Mr Michael O Boyle**

Members considered previously circulated report on planning application LA09/2024/0086/F which had a recommendation for approval.

Proposed by Councillor S McPeake
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2024/0086/F be approved subject to conditions as per the officer's report.

LA09/2024/0174/O **Dwelling and domestic garage (renewal of LA09/2020/0153/O) adjacent and NE of junction with Mullaghmoyle Road on Colliers Lane, Coalisland for Marianne Sturtridge**

Members considered previously circulated report on planning application LA09/2024/0174/O which had a recommendation for approval.

Proposed by Councillor Kerr
Seconded by Councillor Carney and

Resolved That planning application LA09/2024/0174/O be approved subject to conditions as per the officer's report.

LA09/2024/0177/O **Dwelling and garage in an existing cluster with access onto Curr Road at land adjacent to 33 Moneymore Road, Desertmartin for Thomas and Brigid McGuigan**

Agreed that application be deferred for an office meeting earlier in meeting.

LA09/2024/0184/O **Renewal of approval LA09/2020/0795/O (dwelling and domestic garage) at land between 37 and 43 Tulnavern Road, Ballygawley for Noel Stinson**

Members considered previously circulated report on planning application LA09/2024/0184/O which had a recommendation for approval.

Proposed by Councillor Varsani
Seconded by Councillor Clarke and

Resolved That planning application LA09/2024/0184/O be approved subject to conditions as per the officer's report.

LA09/2024/0190/O **Dwelling at site adjacent to and immediately SSE of 60 Kilnaslee Road, Kilmore, Galbally for Mr Michael Cummings**

Mr Marrion (SPO) presented a report on planning application LA09/2024/0190/O advising that it was recommended for refusal.

Councillor S McPeake felt a site visit may be useful and referred to the officer's comments that the lane doesn't constitute frontage and asked where the house would have to be to allow frontage as he felt in other cases lanes had been allowed as frontage.

Mr Marrion stated that in this case the application site would be the frontage to the road.

The Head of Local Planning (HLP) stated that PAC are clear that laneways on their own are not frontage and that it is her understanding that the Planning Committee

have not accepted a laneway on its own before. The HLP stated that where a laneway comes to the front of the road there needs to be a defined area on either side to have frontage and in this case the field that is the application site breaks a frontage so the house behind is not considered to have a frontage.

Councillor S McPeake asked if there was a narrow strip alongside the laneway could that constitute a frontage.

The HLP advised that there have been cases where a narrow strip has been maintained as part of a garden area but that in this case it is just the laneway that has frontage to the road.

Councillor S McPeake stated that given the judgement discussed at the start of the meeting was critical that a site visit had not happened he felt a site visit would be helpful in this case and proposed same.

Councillor Varsani seconded Councillor S McPeake's proposal.

Resolved That planning application LA09/2024/0190/O be deferred for a site visit.

LA09/2024/0411/RM Dwelling and garage at approx. 20m SE of 41 Moneyhaw Road, Moneymore for Mr and Mrs L Jordan

Members considered previously circulated report on planning application LA09/2024/0411/RM which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2024/0411/RM be approved subject to conditions as per the officer's report.

LA09/2024/0454/O Site for an off-site replacement dwelling and detached domestic garage, with the existing dwelling retained as farm storage at 50m W of 22 Tirgan Road, Moneymore for Mr Malachy McCrystal

Members considered previously circulated report on planning application LA09/2024/0454/O which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2024/0454/O be approved subject to conditions as per the officer's report.

Mr Marrion (SPO) presented a report on planning application LA09/2021/0443/O advising that it was recommended for refusal.

The Chair advised the committee that a request to speak on the application had been received and invited Ms Quinn to address the committee.

Ms Quinn advised that the application site had been left to her by her father and that it was her intention that she would build a home in the area that she grew up in and loves. Ms Quinn stated that the site is beside her home house where her elderly mother lives and that she is the sole carer. Ms Quinn advised that her mother suffers from mental health problems which have worsened since the death of her father and that her mother relies on her hence the need to be in close proximity. Ms Quinn stated that she has lived in rented accommodation for 21 years and that she would like to have a stable home. Ms Quinn stated that she has lived and worked in the area all her life and that her partner has a farm id which she is proposing to use, this farm is 25 miles away and is not suitable because of the need to be close to her mother. Ms Quinn stated she also has a local beauty business which she has built up and stands to lose if she moved from the area. Ms Quinn stated she was aware of another site in the area which had a farming id used to achieve approval. Ms Quinn stated that she would be happy to move the proposal within the site if it helped to overcome planning concerns in relation to ribbon development and stated that there will be no further development on the site.

Councillor Bell stated that the dwelling is currently proposed to be sited along the roadside and that the applicant has advised they are willing to move the proposal further back in the field, the Councillor asked if this was attainable and if a site visit would be worthwhile.

The Head of Local Planning (HLP) stated it was up to Members if they wanted a site visit and highlighted that there are four reasons for refusal which involve five policies. The HLP stated that in terms of CTY10 a case has not been proven that there is a need to site away from the group of farm buildings and to move the site back in the field may overcome ribboning but that there would still be CTY15 to overcome in relation to distinction of settlement limits. The HLP referred to the two houses that were approved previously and that these were approved because there was the bookend at that stage and that the discussion at that time that development would go no further. The HLP stated that this application will extend limits further out creating further sprawl and advised Members that all reasons for refusal cannot be overcome.

Councillor Bell stated he recalled a previous application for sheds outside of development limits of Moortown and that exceptional circumstances were made on that occasion. Councillor Bell stated that to the West of the proposed site there is a cluster of buildings that those sheds were built in. Councillor Bell stated that due to the fact that the Committee looked at another application albeit under different circumstances he felt it right that this application is given further consideration and proposed that a site visit be held.

The HLP stated that each application is considered on its own merits and that she was not aware of the circumstances of making an exception to the application Councillor Bell was referring to. The HLP also referred to the court judgement which clearly defines the importance of maintaining visual breaks in the countryside. The HLP stated that policy CTY8 is a dismissive policy, not permissive, and that the importance of CTY8 is to maintain important visual breaks and where there is a gap that could take more than two houses is contrary to CTY8.

Councillor McFlynn seconded Councillor Bell's proposal.

Resolved That planning application LA09/2021/0443/O be deferred for a site visit.

LA09/2022/0641/F Retention of boundary wall/fence at 29 Glengomna Road, Draperstown for Barry O'Kane

Agreed that application be withdrawn from tonight's schedule for consideration of further information.

LA09/2023/0652/O Dwelling on a Farm at site at 150m W of 18A Ballynacross Road, Maghera for Mr David Fulton

Members considered previously circulated report on planning application LA09/2023/0652/O which had a recommendation for approval.

Proposed by Councillor Black
Seconded by Councillor Buchanan and

Resolved That planning application LA09/2023/0652/O be approved subject to conditions as per the officer's report.

LA09/2023/0693/F Temporary mobile home at 20 Loughbracken Road, Pomeroy for Mr Aidan Molloy

The Chair, Councillor Robinson stated that, similar to last time presented, this item will be moved to confidential business.

LA09/2023/0916/F Off site replacement dwelling and garage at 180m W of 16 Carncoose Road, Cranny, Moneymore for Mr Gregory McGovern

Agreed that application be withdrawn from tonight's schedule for submission of further information.

LA09/2023/1071/O Dwelling and garage at approx. 50m NE of 2 Cullenramer Road, Dungannon for Mr Michael Walls

Members considered previously circulated report on planning application LA09/2023/1071/O which had a recommendation for approval.

Proposed by Councillor Varsani
Seconded by Councillor McElvogue and

Resolved That planning application LA09/2023/1071/O be approved subject to conditions as per the officer's report.

P083/24 Receive Report on Deforestation on Davagh Forest

Ms McCullagh (SPO) presented previously circulated report which advised of statutory consultation received from Forest Service, an Agency of the Department of Agriculture, Environment and Rural Affairs (DAERA) in accordance with the Environmental Impact Assessment (Forestry) Regulations (Northern Ireland) 2006 (as amended) in relation to a deforestation proposal at Davagh Forest, Co. Tyrone.

Councillor Clarke declared an interest as he is involved in Sperrins Partnership.

Councillor Clarke stated he is glad to see the proposal as he knows the area and felt that it is ground that should never have been planted in the first place. The Councillor stated that Council should be encouraging more of this activity and referred to another area which was planted known as Maeve's Hollow and that there should be more restoration in this area in the future.

Councillor Varsani stated that in her time on this Committee she felt this is one of the most important papers brought forward as it addresses the issue of carbon and native species and supporting natural habitats. The Councillor felt there are lessons to learn when looking at issues in relation to Lough Neagh and praised the recommendations in the report and that more of the same should be encouraged across Mid Ulster.

Proposed by Councillor Clarke
Seconded by Councillor Varsani and

Resolved To agree and submit response to consultation on proposed deforestation at Davagh Forest as attached at appendix 2 of report.

Matters for Information

P084/24 Minutes of Planning Committee held on 7 May 2024

Proposed by Councillor Mallaghan
Seconded by Councillor S McPeake and

Resolved To note previously circulated minutes of Planning Committee held on 7 May 2024.

Live broadcast ended at 6.55 pm.

Councillor Robinson vacated the Chair and Councillor Kerr took the Chair.

Local Government (NI) Act 2014 – Confidential Business

Proposed by Councillor Mallaghan
Seconded by Councillor Kerr and

Resolved In accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014 that Members of the public be asked to withdraw from the meeting whilst Members consider items P082/24 (cont'd) and P085/24 to P090/24.

Matters for Decision

P082/24 Planning Applications for Determination (Continued)
P085/24 Receive Report on Tree Preservation Records
P086/24 Receive Enforcement Report

Matters for Information

P087/24 Confidential Minutes of Planning Committee held on 7
May 2024
P088/24 Enforcement Cases Opened
P089/24 Enforcement Cases Closed
E090/24 Enforcement Live Case List

P091/24 Duration of Meeting

The meeting was called for 6 pm and ended at 8.19 pm.

Chair _____

Date _____

Annex A – Introductory Remarks from the Chairperson

Good evening and welcome to the Council's [Planning, Policy & Resources /Environment/ Development] Committee in the Chamber, [Cookstown /Dungannon/Magherafelt].

I specifically welcome the public watching us through the Live Broadcast. The Live Broadcast as aforesaid, will run for the period of our Open Business but will end just before we move into Confidential Business. I will let you know before this happens.

I would remind the public and press that taking photographs of proceedings or using any means to enable anyone not present to see or hear proceedings, or making a simultaneous oral report of the proceedings are not permitted.

Thank you and we will now move to the agenda.



ADDENDUM TO PLANNING COMMITTEE AGENDA

FOR PLANNING COMMITTEE MEETING ON: 4th June 2024

Additional information has been received on the following items since the agenda was issued.

Chair's Business

Copy of Judgement for Court of Appeal - Gordon Duff v Newry Mourne and Down Borough Council

ITEM	INFORMATION RECEIVED	ACTION REQUIRED
5.1	<p>Application was agreed at May Committee, only change is the addition of conditions 6 and 7.</p> <p>These are in relation to the timing of the provision of and management of the areas of public open space. No other changes or amendments have been made to the application.</p>	Members to note
5.2	<p>Under 'Description of Proposal' as noted in the body of the report – the following paragraph has been included in error-</p> <p>'The proposal submitted is for Winning and working of minerals (sand and gravel) across and area of c.12 ha, the construction of a new site access and haul route, erection of processing plant and machinery (washing plant),</p>	Members to note

	<p>weighbridge and ancillary office, with restoration of the land to agriculture.'</p> <p>The correct description is on the front cover and under planning assessment. No weighbridge, washing plant or office is proposed.</p> <p>Late objection also received</p>	<p>All issues raised have been addressed</p>
5.8	Late objection received	No new issues raised, members to be advised about ecology