

Minutes of Meeting of Planning Committee of Mid Ulster District Council held on Tuesday 5 December 2023 in Council Offices, Circular Road, Dungannon and by virtual means

Members Present

Councillor S McPeake, Chair

Councillors J Buchanan*, Carney*, Clarke, Cuthbertson*, Kerr, Mallaghan, McConnell, McElvogue, McFlynn*, D McPeake*, Robinson* (5.17 pm)

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)
Mr Stewart, Senior Planning Officer (SPO)
Miss Thompson, Committee and Member Services Officer

Others in Attendance

LA09/2023/0851/O

Mr Begley***

* Denotes members and members of the public present in remote attendance

** Denotes Officers present by remote means

*** Denotes others present by remote means

The meeting commenced at 5.01 pm

P128/23 Notice of Recording

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

P129/23 Apologies

Councillors Black, Graham, Martin and Varsani.

P130/23 Declarations of Interest

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

Councillor McElvogue declared an interest in agenda item 5.22 – LA09/2023/0761/O.

P131/23 Chair's Business

The Head of Local Planning (HLP) 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 - LA09/2022/0226/F - 19 dwellings (18 semi detached and 1 detached) at existing housing site at the junction of Ardboe Road / Kilmascally Road, E off 87B Kilmascally Road, Dungannon for Mr E Mullan.

Agenda Item 5.7 - LA09/2022/1350/F - Retention of utility storage yard, portacabins, security fencing and all associated site works (temporary use) at 191 Glen Road, Maghera for Geraldine O'Kane.

Agenda Item 5.8 - LA09/2022/1366/F - Retention of farm building at 200m S of 70 Cadian Road, Dungannon for Mr Martin Daly.

Agenda Item 5.9 - LA09/2022/1608/F - Retrospective car sales unit at 50m NE of 50 Ballyronan Road, Magherafelt for Igen Autos Ltd.

Agenda Item 5.10 - LA09/2023/0251/F - 2 storey dwelling with 1 1/2 storey garage attached via carport at 50m E of 55 Killycanavan Road, Dungannon, Ardboe for Eugene Devlin.

Agenda Item 5.13 - LA09/2023/0466/O - Dwelling and garage at land approx. 150m N of 30 Killyfaddy Road, Magherafelt for Mr Arron McMurray.

Agenda Item 5.16 - LA09/2023/0629/O - Gap site for dwelling and domestic garage at lands approx. 60m NE of 45 Derrytresk Road, Coalisland for Mary Daya.

Agenda Item 5.19 - LA09/2023/0714/O - Site for dwelling and garage adjacent to 20 Sessiagh Road, Tullyhogue, Cookstown for Mr Alan Nethercott.

Agenda Item 5.22 - LA09/2023/0761/O - House on a farm at lands adjacent to and immediately NW of 4 Derryvaren Road, Coalisland for James Campbell.

Agenda Item 5.26 - LA09/2023/1031/F - Removal of Condition 4 of LA09/2022/1294/O for a dwelling and domestic garage at lands approx. 35m N of 12 Drumard Road Kilrea for Mr Colm Bradley.

Proposed by Councillor McConnell
Seconded by Councillor S McPeake and

Resolved That the planning applications listed above be deferred for an office meeting.

Matters for Decision

P132/23 Planning Applications for Determination

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

LA09/2020/1263/F Demolition of existing buildings on site; redevelopment to include the construction of a GF retail unit with apartment above along the street frontage; 5no 2 storey semi-detached residential units to the rear. Amended vehicular and pedestrian access and associated hard and soft landscaping; parking provisions (incurtilage and communal) at 27-33 Main Street, Bellaghy for Mr H Griffin

Members considered previously circulated report on planning application LA09/2020/1263/F which had a recommendation for approval.

Proposed by Councillor D McPeake
Seconded by Councillor Clarke and

Resolved That planning application LA09/2020/1263/F be approved subject to conditions as per the officer's report.

LA09/2021/1336/O Site for 4 detached dwellings with detached domestic garages at 70m NW of 36 Moss Road, Ballymaguigan, Magherafelt for Sean Cassidy

Members considered previously circulated report on planning application LA09/2021/1336/O which had a recommendation for approval.

Proposed by Councillor Kerr
Seconded by Councillor Clarke and

Resolved That planning application LA09/2021/1336/O be approved subject to conditions as per the officer's report.

LA09/2021/1475/F Free range poultry shed with 2 feed bins, a storage shed and associated site works (Poultry shed to contain 8000 free range egg laying hens) at land approx. 100m NW of 9 Soarn Road, Stewartstown for Mr Jeremy Baird

Councillor J Buchanan proposed the officer recommendation.

Councillor McFlynn asked to hear the officer report.

Mr Marrion (SPO) presented a report on planning application LA09/2021/1475/F advising that it was recommended for approval.

Councillor McFlynn referred to recent press in relation to poultry sheds that have been approved and stated she would have concern in relation to this application and asked for legal advice on whether the Committee should approve this application or put it on hold until advice is received regarding the press article.

The Chair, Councillor S McPeake advised that an item in relation to the recent press article would be taken in confidential business later in the meeting and stated that this application should be considered on its own merits.

Mr Marrion advised that consultations and assessments have been carried out with no concerns being reported.

Councillor McFlynn asked that it be noted that she was not content for the application to be approved at this time.

Councillor Cuthbertson seconded Councillor J Buchanan's proposal.

Resolved That planning application LA09/2021/1475/F be approved subject to conditions as per the officer's report.

LA09/2022/0226/F **19 dwellings (18 semi detached and 1 detached) at existing housing site at the junction of Ardboe Road / Kilmascally Road, E off 87B Kilmascally Road, Dungannon for Mr E Mullan**

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

LA09/2022/0558/F **Redevelopment to facilitate the upgrade of existing Waste Water Treatment Works, (WWTW) at 14 Moygashel Lane, Dungannon for Northern Ireland Water Ltd**

Members considered previously circulated report on planning application LA09/2022/0558/F which had a recommendation for approval.

Councillor Cuthbertson declared an interest in the application as he had attended the September meeting of Council in which he had questioned NI Water on the development and NI Water in theory lobbied Council at that time. Councillor Cuthbertson asked if the proposal includes the temporary access.

Mr Marrion advised that the plans do not include any temporary access.

Councillor Cuthbertson stated he was content with this.

Proposed by Councillor Mallaghan
Seconded by Councillor McConnell and

Resolved That planning application LA09/2022/0558/F be approved subject to conditions as per the officer's report.

LA09/2022/0566/F **4 townhouses and in curtilage parking at site to rear of 41 Oldtown Street, Cookstown for Mr Ronnie Nicholl**

Councillor J Buchanan proposed that this application be deferred.

Members agreed to the proposal.

Resolved That planning application LA09/2022/0566/F be deferred for an office meeting.

LA09/2022/1350/F **Retention of utility storage yard, portacabins, security fencing and all associated site works (temporary use) at 191 Glen Road, Maghera for Geraldine O'Kane**

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

LA09/2022/1366/F **Retention of farm building at 200m S of 70 Cadian Road, Dungannon for Mr Martin Daly**

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

LA09/2022/1608/F **Retrospective car sales unit at 50m NE of 50 Ballyronan Road, Magherafelt for Igen Autos Ltd**

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

LA09/2023/0251/F **2 storey dwelling with 1 1/2 storey garage attached via carport at 50m E of 55 Killycanavan Road, Dungannon, Ardboe for Eugene Devlin**

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

LA09/2023/0368/RM **Dwelling and garage at lands adjacent to 6 Tullyveagh Road, Cookstown for Mr Trevor Brown**

Members considered previously circulated report on planning application LA09/2023/0368/RM which had a recommendation for approval.

Proposed by Councillor Mallaghan
Seconded by Councillor Clarke and

Resolved That planning application LA09/2023/0368/RM be approved subject to conditions as per the officer's report.

LA09/2023/0441/F **2 storey dwelling, including carpark, garden and rear yard with minor alterations to existing dwelling at no.1 Derryvale Park (including new pitched roof) at 1 Derryvale Park and lands SW of 1 Derryvale Park, Coalisland for Mr Kieran Talbot**

Members considered previously circulated report on planning application LA09/2023/0441/F which had a recommendation for approval.

Proposed by Councillor McElvogue
Seconded by Councillor Carney and

Resolved That planning application LA09/2023/0441F be approved subject to conditions as per the officer's report.

LA09/2023/0466/O **Dwelling and garage at land approx. 150m N of 30 Killyfaddy Road, Magherafelt for Mr Arron McMurray**

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

LA09/2023/0499/F **Change of use and extension of existing bar and restaurant to part light industrial part storage or distribution at 9 Corvanaghan Road, Cookstown for Mr Brian McGarrity**

Members considered previously circulated report on planning application LA09/2023/0499/F which had a recommendation for approval.

Proposed by Councillor Mallaghan
Seconded by Councillor Clarke and

Resolved That planning application LA09/2023/0499/F be approved subject to conditions as per the officer's report.

LA09/2023/0597/O **4 luxury apartments and associated car parking at land 30m E of 41 Clabby Road, Fivemiletown for Mr Henry & Jordan McClure**

Members considered previously circulated report on planning application LA09/2023/0597/O which had a recommendation for approval.

Proposed by Councillor McConnell
Seconded by Councillor McElvogue and

Resolved That planning application LA09/2023/0597/O be approved subject to conditions as per the officer's report.

LA09/2023/0629/O **Gap site for dwelling and domestic garage at lands approx. 60m NE of 45 Derrytresk Road, Coalisland for Mary Daya**

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

LA09/2023/0682/F **Retention of Block 2 (21,23,25 & 27) at Castle Lane Mews, Thomas Street, Dungannon for Mr Peter O'Donnell**

Members considered previously circulated report on planning application LA09/2023/0682/F which had a recommendation for approval.

Proposed by Councillor Mallaghan
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2023/0682/F be approved subject to conditions as per the officer's report.

LA09/2023/0711/F **Amendment to site layout including site access (previously approved M/2008/0556/F) at 225m W of 21 Creevelough Road, Carnteel, Dungannon for Mr Tony Rafferty**

Members considered previously circulated report on planning application LA09/2023/0711/F which had a recommendation for approval.

Proposed by Councillor McElvogue
Seconded by Councillor Kerr and

Resolved That planning application LA09/2023/0711/F be approved subject to conditions as per the officer's report.

LA09/2023/0714/O **Site for dwelling and garage adjacent to 20 Sessiagh Road, Tullyhogue, Cookstown for Mr Alan Nethercott**

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

LA09/2023/0758/O **Site for dwelling between 11A and 15A Annaghmore at Annaghmore Road, Coagh for Micheal Ryan**

Members considered previously circulated report on planning application LA09/2023/0758/O which had a recommendation for approval.

Proposed by Councillor McFlynn
Seconded by Councillor Kerr and

Resolved That planning application LA09/2023/0758/O be approved subject to conditions as per the officer's report.

LA09/2023/0760/O Dwelling at lands approx. 600m W of 10B Beaghbeg Road, Cookstown for Stephen McGurk

Members considered previously circulated report on planning application LA09/2023/0760/O which had a recommendation for approval.

Proposed by Councillor Clarke
Seconded by Councillor Mallaghan and

Resolved That planning application LA09/2023/0760/O be approved subject to conditions as per the officer's report.

LA09/2023/0761/O House on a farm at lands adjacent to and immediately NW of 4 Derryvaren Road, Coalisland for James Campbell

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

LA09/2023/0787/F 2 detached storey and a half chalet dwellings with associated access and car parking at site N of 1 Mullagh Court, Maghera for SC Properties

Members considered previously circulated report on planning application LA09/2023/0787/F which had a recommendation for approval.

Proposed by Councillor S McPeake
Seconded by Councillor McFlynn and

Resolved That planning application LA09/2023/0787/F be approved subject to conditions as per the officer's report.

LA09/2023/0789/O Dwelling and garage adjacent to and E of Eglis GAA, 108 Killyliss Road, Dungannon for Mr James Muldoon

Members considered previously circulated report on planning application LA09/2023/0789/O which had a recommendation for approval.

Proposed by Councillor McConnell
Seconded by Councillor McElvogue and

Resolved That planning application LA09/2023/0789/O be approved subject to conditions as per the officer's report.

LA09/2023/0851/O Site for dwelling at lands approx. 78m NW of 25 Crosscavangh Road, Galbally for Ms Sinead Kelly

Mr Marrion (SPO) presented a report on planning application LA09/2023/0851/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 Mr Begley to address the committee.

Mr Begley referred to the reasons for refusal of the application as being that the cluster is not associated with a focal point and that the site is not bounded on two sides. Mr Begley advised that the cluster is associated with two focal points, these being Sessia Lodge and Crosscavanagh Battle Site and both of these are recorded on the NIEA Historic Monuments register. Mr Begley stated that access to Sessia Lodge and the battle site both form the North Eastern boundary of the proposed site. Mr Begley stated that there was no doubt the proposal could be associated with the focal points mentioned and that this addresses the first refusal reason. Mr Begley referred to the second reason for refusal which is that the site is not bounded on two sides and referred to aerial photograph which shows that the site is bounded on three sides by development these being – agricultural sheds and storage yard, dwelling, chicken run/coop and access to lane to Sessia Lodge. Mr Begley stated that the developments referred to are compliant with the definition of development as defined in the Planning Act and should therefore be considered as such for the purpose of this proposal. Mr Begley stated that as the site can be associated with two focal points and is bounded on three sides he asked that application be approved or if the Committee are were still uncertain he asked that the application be deferred.

The Chair, Councillor S McPeake asked what Sessia Lodge is.

Mr Begley stated that Sessia Lodge is registered as a Listed Building (House).

The Head of Local Planning (HLP) asked if there are any signposts in the locality to indicate Sessia Lodge is a listed building. The HLP also asked what the building is currently used as and if people can visit.

Mr Begley stated that Sessia Lodge is currently used as a private dwelling with historic features therein. Mr Begley also referred to the former battle site which is adjacent and stated that it would be widely known that the two places exist and that the public do visit them often according to the applicant.

The HLP asked if the battle site is protected in that it cannot be used for agricultural purposes.

Mr Begley stated that as far as he was aware the site could still be grazed but that more major earthworks would not be permitted.

Councillor Kerr stated that the agent had made some compelling arguments and felt that a site visit would be beneficial and proposed that a site visit take place.

Councillor McElvogue seconded Councillor Kerr's proposal.

Mr Marrion advised that there did not appear to have been any consultation with Historic Buildings or Historic Monuments in relation to this application and stated that if the proposal is close to a battle site he would have some concern that the application has not been fully considered.

The HLP stated she would recommend that the application be deferred in order to consult with Historic Buildings and Historic Monuments.

Councillor Kerr proposed to do both – that a site visit be organised and that in the interim consultations take place with Historic Buildings and Historic Monuments.

Councillor McElvogue seconded Councillor Kerr's proposal.

Resolved That planning application LA09/2023/0851/O be deferred for a site visit and to consult with Historic Buildings and Historic Monuments.

LA09/2023/1031/F **Removal of Condition 4 of LA09/2022/1294/O for a dwelling and domestic garage at lands approx. 35m N of 12 Drumard Road Kilrea for Mr Colm Bradley**

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

LA09/2021/1011/O **Dwelling and garage at 110m NE of 65 Roughan Road, Stewartstown for Andrew Richardson**

Members considered previously circulated report on planning application LA09/2021/1011/O which had a recommendation for approval.

Proposed by Councillor McFlynn
Seconded by Councillor Buchanan and

Resolved That planning application LA09/2021/1011/O be approved subject to conditions as per the officer's report.

LA09/2022/1098/O **Dwelling & detached double garage at plot of ground in the townland of Aneeter Beg, 50m S of 90 Aneeter Road, Moortown, Coagh for Miss Rachael Devlin.**

Members considered previously circulated report on planning application LA09/2022/1098/O which had a recommendation for approval.

Proposed by Councillor McConnell
Seconded by Councillor Kerr and

Resolved That planning application LA09/2022/1098/O be approved subject to conditions as per the officer's report.

LA09/2022/1504/O **Site for dwelling and domestic garage at 160m NE of 116 Lurgylea Road, Dungannon for Mr Patrick Clark**

Mr Marrion (SPO) presented a report on planning application LA09/2022/1504/O advising that it was recommended for refusal.

Councillor Mallaghan stated that the site visit was useful and it was clear to see that some work in relation to a hedging and vegetation scheme had already commenced. The Councillor stated he did not believe the field was that large compared to others in the locality and that small bungalows with a garage are typical of what is seen in the area. Councillor Mallaghan stated that the focal point issues have been addressed following the site visit. The Councillor stated that this is an open part of

the countryside but felt that circumstances would allow for a small dwelling at the proposed location. Councillor Mallaghan referred to the cattle handling facility and the comments from the officer that it does not exist on previous maps and felt that this could be a stumbling block in terms of whether it needs to be made lawful but that it would not be unusual to see at this type of location. The Councillor stated he recognised the policy refers to dwellings but stated he felt there are enough buildings in the area ie. Garages, Church, dwellings, buildings associated with hobby farming. Councillor Mallaghan stated that he felt the application meets the spirit of the policy and was still of the view that it should be approved and proposed same.

The Head of Local Planning (HLP) stated that the policy is for new dwellings in existing clusters and that the Committee have taken decisions in the past in which exceptions have been made in which, for example, four of the six criteria are met. The HLP advised the Committee to proceed with caution as officers have identified that there isn't a cluster of which three are dwellings. The HLP accepted that there are a number of buildings but that there are not three dwellings. The HLP stated that she accepted it is not a large site in terms of a field but when you look at the footprint of what is there it is large. The HLP also referred to the open sided shed on the other side of the road and if this wasn't a lawful building then Members are relying on a building that does not have a Certificate of Lawfulness or planning permission.

Councillor Clarke stated that sometimes what is laid down in policy can be difficult to tie in and referred to the value put on things and that in this case there is a situation where there is a Church and other buildings along with a focal point but that this has not the weight of being a cluster because there are not three dwellings. The Councillor felt that an exception should be made on the application.

The HLP stated that Members may want to consider that the proposal does not meet a cluster in its definition of policy but that there are enough buildings and with the focal point it would be unduly harsh not to approve a dwelling in association with that focal point.

The Chair, Councillor S McPeake stated that he felt Councillor Clarke's comments in relation to differentiation between buildings were valid and whether a Church has more value than a dwelling.

Councillor Mallaghan stated that there are eight buildings around the proposed site and although the definition of policy has not been met in which three dwellings are required he felt there is a definite cluster of buildings and that is where an exception should be made for this application.

The HLP stated it would not only be an exception in terms of definition of a cluster and referred to degree of enclosure around the site and whether Members felt this was sufficient to accommodate a dwelling. The HLP also referred to the shed that doesn't benefit from a Certificate of Lawfulness and that unlawful development should not be relied on.

Councillor Kerr seconded Councillor Mallaghan's proposal.

The Council Solicitor stated that the reasons for making an exception to policy needed to be clear for the purposes of the minutes. On this occasion Members are

proposing to make an exception in relation to two of the requirements of the policy, on the basis that the application meets the spirit of the policy.

The Chair, Councillor S McPeake stated that there are a number of buildings surrounding the site and although not meeting the policy requirement of three dwellings it is felt that the nature and mix of buildings outweighs the requirement for three dwellings and is sufficient to make an exception in this case.

Councillor Mallaghan referred to the vegetation scheme in place and that this can take a few years to grow and that he was content that what is there will provide good screening and integration for a dwelling. In terms of the cattle handling facility the Councillor stated it would be good to get some reassurance on this in terms of permitted development and that farmers can have this type of facility without having to apply for a CLUD. Councillor Mallaghan stated he was not aware of any enforcement on the shed and that there are no objections to the application.

Councillor Clarke asked if the cattle handling facility is in a field on its own on the farm.

Mr Marrion stated that the application site itself is a red line.

Councillor Clarke stated that the field would need access to a handling facility for health and safety reasons.

The HLP advised that the handling facility is not in the field being applied for therefore there may be more than one field in the ownership of the farmer. The HLP advised that without an application for Certificate of Lawfulness it is not known whether this is a first building on the farm which would require a permission and would not benefit from permitted development and in the absence of this information it is hard to make any assumptions.

The Council Solicitor sought clarification from Councillor Mallaghan and he confirmed that from the site visit he was satisfied that the two sides of the site were bounded visually by two farm buildings and that is the relevant justification to make an exception to the requirements set out in the policy on this occasion.

Councillor Cuthbertson stated he was not at the site meeting but that he did have concerns and that the Head of Local Planning and Council Solicitor are not fully content with the proposal to approve the application. The Councillor stated that the application does not meet with policy and that an exception is being made based on a shed which is not legally there. On that basis Councillor Cuthbertson proposed the officer recommendation to refuse the application.

Councillor Robinson seconded Councillor Cuthbertson's proposal.

Members voted on Councillor Mallaghan's proposal –

For – 8

Against – 3

Abstained - 1

Resolved That planning application LA09/2022/1504/O be approved subject to conditions delegated to officers.

LA09/2023/0118/O **Site for a dwelling and domestic garage at lands approx. 60m NW of 61 Sherrigrim Road, Stewartstown, Dungannon for Mr Miller Glendinning**

Members considered previously circulated report on planning application LA09/2023/0118/O which had a recommendation for approval.

Proposed by Councillor S McPeake
Seconded by Councillor Robinson and

Resolved That planning application LA09/2023/0118/O be approved subject to conditions as per the officer's report.

Matters for Information

P133/23 **Minutes of Planning Committee held on 7 November 2023**

Members noted previously circulated minutes of Planning Committee held on 7 November 2023.

Live broadcast ended at 5.58 pm.

Local Government (NI) Act 2014 – Confidential Business

Proposed by Councillor Kerr
Seconded by Councillor Clarke 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 P134/23 to P139/23.

Matters for Decision

P134/23 Receive Enforcement Report

Matters for Information

P135/23 Confidential Minutes of Planning Committee held on 7 November 2023
P136/23 Enforcement Live List
P137/23 Enforcement Cases Opened
P138/23 Enforcement Cases Closed
P139/23 Update on ongoing investigation

P140/23 Duration of Meeting

The meeting was called for 5 pm and concluded at 6.25 pm.

Chair _____

Date _____

Annex A – Introductory Remarks from the Chairperson

Good evening and welcome to the meeting of Mid Ulster District Council's Planning Committee in the Chamber, Magherafelt and virtually.

I specifically welcome the public watching us through the Live Broadcast feed. The Live Broadcast 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.

Just some housekeeping before we commence. Can I remind you:-

- If you have joined the meeting remotely please keep your audio on mute unless invited to speak and then turn it off when finished speaking
- Keep your video on at all times, unless you have bandwidth or internet connection issues, where you are advised to try turning your video off
- If you wish to speak please raise your hand in the meeting or on screen and keep raised until observed by an Officer or myself
- Should we need to take a vote this evening, I will ask each member to confirm whether you are for or against the proposal or abstaining from voting
- For members attending remotely, note that by voting on any application, you are confirming that you were in attendance for the duration of, and that you heard and saw all relevant information in connection with the application you vote on
- When invited to speak please introduce yourself by name to the meeting. When finished please put your audio to mute
- For any member attending remotely, if you declare an interest in an item, please turn off your video and keep your audio on mute for the duration of the item
- An Addendum was emailed to all Committee Members at 5pm today. There is also a hard copy on each desk in the Chamber. Can all members attending remotely please confirm that they received the Addendum and that have had sufficient time to review it?
- If referring to a specific report please reference the report, page or slide being referred to so everyone has a clear understanding
- For members of the public that are exercising a right to speak by remote means, please ensure that you are able to hear and be heard by councillors, officers and any others requesting speaking rights on the particular application. If this isn't the case you must advise the Chair immediately. Please note that once your application has been decided, you will be removed from the meeting. If you wish to view the rest of the meeting, please join the live link.
- Can I remind the public and press that taking photographs of proceedings or the use of any other means to enable persons not present to see or hear any

proceedings (whether now or later), or making a contemporaneous oral report of any of the proceedings are all prohibited acts.

Thank you and we will now move to the first item on the agenda - apologies and then roll call of all other Members in attendance.