Public Document Pack Winchester City Council

Meeting Planning Committee

Date and Time Wednesday, 31st October, 2018 at 9.30 am.

Venue Walton Suite, Guildhall, Winchester

SUPPLEMENTARY AGENDA

Agenda Item.

4. Where appropriate, to accept the Update Sheet as an addendum to the Report. (Pages 3 - 18)

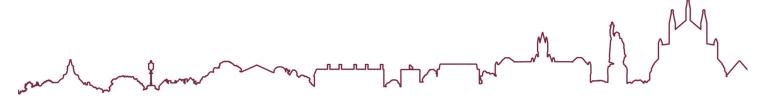
City Offices Colebrook Street Winchester SO23 9LJ 30 October 2018

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Legal Services Manager

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer

Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk





Planning Committee Update Sheet

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.





Item No	Ref No	Address	Recommendation
6	18/01469/FUL	Garrison Ground, Bar End Road	Permit

Officer Presenting: Megan Osborn

Speaking

Objector: Tom Brenan-Winacc, Patrick Davies and Mary Tiles-City of Winchester Trust, John Doyle, Phil Gagg, Jeremy Mortimer, Janet Berry, Emma Back-

Winchester Sport, Art and Leisure Trust Parish Council representative: None

Ward Councillor: Cllr Laming, Cllr Murphy, Cllr Warwick, Cllr Griffiths, Cllr

Learney, Cllr Hutchison, Cllr Thompson

Supporter: Mike Lawless–LA Architects, David Sherry–Winchester & District

Athletics Club, Mike Fisher-Penguins Swimming Club

<u>Update</u>

Changes made to report:

- The conditions have been re-worded and rearranged. The following is the new arrangement of conditions:
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the plans and documents listed below unless otherwise agreed in writing by the local planning authority:
- Schedule of external materials for planning submission Rev P02
- 01100 proposed sub station plan
- 01101 proposed ground floor plan
- 01102 proposed first floor plan
- 01103 proposed roof plan
- 01200 proposed elevations
- 01300 proposed sections
- 01400 Detailed sections/façade studies
- 01401 Detailed sections/façade studies
- 01402 Detailed sections/façade studies
- 01403 Detailed sections/façade studies
- 01405 Detailed sections/façade studies
- 0600 Design and assess statement
- 90101 Landscape existing site plan
- 90103 R04 Landscape general arrangement plan
- 90104 R05 Landscape General arrangement plan 1 of 9
- 90105 R04Landscape General arrangement plan 2 of 9
- 90106 R04Landscape General arrangement plan 3 of 9
- 90107 R04Landscape General arrangement plan 4 of 9

- 90108 R04Landscape General arrangement plan 5 of 9
 90109 R04Landscape General arrangement plan 6 of 9
 90110 R04Landscape General arrangement plan 7 of 9
 90111 R04Landscape General arrangement plan 8 of 9
- 90112 R04Landscape General arrangement plan 9 of 9
- 90113 R00 Landscape sections AA
- 90113 R00 Landscape Sections BB

Levels:

- 93001 Proposed Levels Plan
- 22202 P04 Zone B Ground floor slab
- 21202 P04 Zone A Ground floor slab
- 23202 P04 Zone C Ground floor slab
- 24202 P04 Zone D Ground floor slab
- 25202 P03 Zone E Ground floor slab
- 20010 P02 Foundation overall plan
- 20020 P03 Ground floor overall plan
- 70010 P02 Main pool sections sheet 1
- 70011 P02 Main pool sections sheet 2
- 70012 P01 Main pool sections sheet 3
- 70014 P01 Plant room sheet 1
- 70016 P02 Learner pool section sheet 1
- 70018 P02 Hydrotherapy pool sheet 1
- 70020 P02 Substructure details sheet 1
- 70021 P03 Substructure details sheet 2
- 70022 P01 Substructure details sheet 3
- 70023 P01 Substructure details sheet 4

Lighting

- 0131 T1 Ground floor lighting layout sheet 1
- 0132 T1 Ground floor lighting layout sheet 2
- 0156 T2 External services lighting layout
- 0141 T1 First floor lighting layout sheet 1
- 0142 T2 First floor lighting layout sheet 2
- 0151 T1 Roof level lighting layout sheet 1
- 0152 T2 Roof level lighting layout sheet 2
- Lighting plan whole site 16-02-2018-RS (10th Oct 2018)
- External lighting plan 16-02-2018-RO

Landscape details Planting Plans

- 90204 Planting Plan 1 of 9 R00
- 90205 Planting Plan 2 of 9 R00
- 90206 Planting Plan 3 of 9 R00
- 90207 Planting Plan 4 of 9 R00
- 90208 Planting Plan 5 of 9 R00
- 90209 Planting Plan 6 of 9 R00
- 90210 Planting Plan 7 of 9 R00
- 90211 Planting Plan 8 of 9 R00
- 90212 Planting Plan 9 of 9 R00

Specfications, Schedules and Accompanying Documents

- SCH94 Planting Schedule R00
- SPC(90)L001Landscape Specification R02

Details Drawings

LD201 Fence Detail R01

- LD202 Bespoke Benches Detail R00
- LD301 Footbridge Detail R01
- LD401 Stairs Detail R00
- LD501 Typical Concrete Block Paving Detail R00
- LD901Swale Detail R02
- LD902 Tree Pit Detail R02
- LD903 Shrub Planting Detail R02

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Pre commencement conditions;

3 All hard and soft landscape works shall be carried out in accordance with the approved details as listed in condition 2. The works shall be carried out prior to the completion of the development herby permitted or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

4 No development shall take place until a detailed drainage plan with supporting calculations is submitted to, and approved in writing by, the Local Planning Authority, in consultation with Southern Water, demonstrating that the discharge rate will not exceed the greenfield runoff rates for Qbar, Q30 and Q100. Development shall be undertaken in accordance with the approved details.

Reason: To ensure the flow devices used are satisfactory in terms of runoff at greenfield runoff rates.

5 No development shall take place until details of the proposed means of foul and surface water sewage disposal have been submitted to, and approved in writing, by the LPA in consultation with Southern Water. Development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

6 No development or any works of site preparation shall be implemented until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

7 No development shall take place until all Protective measures, including fencing and ground protection, in accordance with the Arboricultural method statement (Arbtech written by Matthew Middle dated 10th May 2018) and the submitted Tree protection plan ref. Arbtech TPP 01 (whole site) drawn by Arbtech and submitted to the Local Planning Authority is installed.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

8 No development shall take place until the Local Planning Authority's Arboricultural Officer is informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural method statement (Arbtech written by Matthew Middle dated 10th May 2018). Such measures shall be retained during the construction period.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

9 No development shall take place until a detailed "BREEAM excellent" design stage certificate demonstrating how the development will meet "BREEAM very good" for energy and water shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10 No development shall take place until plans and particulars showing detailed proposals for the means of access, including the layout, construction and sight lines within the envelope in Stuart Michael Associates drawing number 5358.003 dated September 2018 is submitted to and approved by the Local Planning Authority in writing before the development commences. The agreed details shall be fully implemented before first public use of the leisure centre.

Reason: In the interests of highway safety.

11 No development shall take place until full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site are submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

12 No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include the following details:

- Construction Method Statement, including demolition activities.
- Code of Construction Practice for all works and operations on the site.
- Measures to be undertaken to minimise impacts on surrounding land.
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Dust suppression, mitigation and avoidance measures.
- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- Measures to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
 Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- The type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Pest Control

The Construction Traffic Management Plan, Construction Method Statement, and Code of Construction Practice shall be adhered to throughout the duration of the construction period.

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website: http://www.winchester.gov.uk/environment/pollution/construction-sites/

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

During construction:

13 Details of the solar panels to be installed on the roof of the leisure centre building shall be submitted to and approved, in writing, by the Local Planning Authority before their installation. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and the proposed building.

14 Prior to any internal or external lighting being installed, details shall be submitted to and approved, in writing, by the Local Planning Authority. Details should include information of the timing of lighting switching on and off and any dimming of lighting proposed. Development shall be undertaken in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

15 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

16 Unless otherwise agreed in writing by the Local Planning Authority development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Prior to first public use of the building

17 The development herby approved shall not be occupied until a S278 agreement is completed with the Highways Authority to secure off –site highway works that will include the following improvements identified within the Walking Cycling and Horse-riding Assessment and Review report:

Domum Road Street lighting scheme

Widening and lighting of the cycle/footpath link between Domum Road and Barfield Close

On road cycle scheme along Barfield Close

Roundabout and associated cycle/ pedestrian crossing points to form new access East Hill/ Bar End road junction pedestrian crossing enhancements

Milland Road/ Bar End road junction pedestrian crossing enhancements

Bar End Road dropped crossing near to St Catherine's Park and Ride pedestrian crossing enhancements

Bar End Road St Catherine's Park and Ride Steps pedestrian crossing enhancements

These works to be agreed by the highway authority and completed prior to first public use of the leisure centre.

Reason: In the interests of highway safety.

18 Prior to the occupation of the building hereby permitted, information demonstrating (post construction stage) that the development will meet "BREEAM excellent" standard for energy and water shall be submitted to and approved in writing by the Local Planning Authority. The leisure centre shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

19 Details of proposed recycling facilities shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development herby permitted commences. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and public health of users of the development.

20 Details of CCTV for the car parking area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the use of the development commences. Development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public safety.

21 Details of maintenance of the informal ditch to the north and western boundaries of the gardens of the properties on Chilcomb Lane shall be submitted to and approved in writing by the Local Planning Authority before the use of the development hereby permitted commences. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of the residents on Chilcomb Lane.

22 Details of the footpath linking the Garrison Ground and King George V Playing fields shown on plan WSLP-BDP-00-00-DR-L-XXXX-90011 Rev. PL shall be submitted to and approved, in writing, by the Local Planning Authority prior to completion of the development. The works shall be carried out in accordance with the plan submitted and approved before the use of the development hereby permitted is commenced.

Reason: To improve the appearance of the site in the interests of visual amenity.

23 An Employment and Skills Plan shall be submitted and approved, in writing, by the Local Planning Authority before the use hereby permitted is commenced. The development shall be carried out in accordance with the approved report.

Reason: In the interests of the economy of the surrounding area.

24 Prior to any noise generating plant being operated on the site, a full acoustic report (with a scheme of attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority. The acoustic report shall, as a minimum, include the following types of plant:

- Air Handling Units (AHU's),
- Variable Refrigeration Flow (VRF) units,
- Energy centre plant (Combined heat and power units and associated pumps and ventilation fans)
- Pool Plant (filtration and ventilation plant)

The plant shall be installed and maintained in accordance with the approved scheme of attenuation measures

Reason: To protect the amenities of the occupiers of nearby properties.

25 A signage strategy to support the development shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority) and implemented prior to occupation of the new development.

Reason: In the interests of highway safety.

General restrictions:

26 The leisure centre hereby permitted shall not open to the public until River Park Leisure Centre has closed to the public.

Reason: In the interests of highway capacity.

27 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing with the Local Planning Authority) a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local planning

authority.

Reason: To ensure that evidence from the historic environment contributing to knowledge and understanding of the past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

28 The development shall be carried out in accordance with the measures set out in the Ecological Impact Assessment Carried out by EPR dated 29 May 2018, The BDP Landscape Management and Maintenance Plan (Prepared by Building Design Partnership Jun 2018), The ARUP drainage Strategy Report of 25/06/18 (WSLP-ARP-XX-XX-RP-C-XXXX-20001), CEMP and the Illumination Impact Profile. Thereafter, the measures shall be permanently maintained and retained in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the submitted documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

29 No arboricultural works other than those specified and in accordance with Arboricultural Method Statement (Arbtech written by Matthew Middle dated 10th May 2018) shall be carried out to trees. Any deviation from the works set out in the Method Statement shall be agreed in writing to the Local Planning Authority.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

30 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

31 No external lighting, whether free standing or affixed to a structure, shall be provided to the outdoor sports pitch areas.

Reason: To protect the appearance of the area, the environment and local residents from light pollution and noise (by restricting hours of usability)

32 No machinery shall be operated, no process shall be carried out and no

deliveries shall be taken at or dispatched from the site during the construction stage except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

33 No materials shall be burnt on site at any time during the construction period.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

34 The use hereby permitted shall not be open to the public outside the following times: 05:00-00:00 hours.

Reason: To protect the amenities of the occupiers of nearby properties.

35 The development shall be carried out in accordance with the measures set out in the submitted FA pitch improvement strategy date 3/4/18, The specification of parking improvements at KGV dated July 2018, Section 2 – Specification document, Winchester City Council grounds maintenance regime for KGV and Roadworks – KGV/001 Rev C. Thereafter, the measures shall be permanently maintained and retained in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure that the improvements to the quality of playing field/pitches at King George V playing field are carried out and to support the transfer of the Winchester District Girls Football League from the Garrison Ground to King George V playing field site in accordance with the Council's adopted Playing Pitch Strategy (PPS).

- There is also a typo in the report that states that height, which should read 13.32m in height.
- WinAcc would also like to add to their comments in relation to the Travel
 Assessment, where they state, "While we recognise that some of the points we
 made have been addressed and corrections made to some of the data ... we are
 still unclear about the likely impact on City Bridge and suggest that more
 information is required to support the current projections made".
- We also suggested that the increase in the number of cars and the predicted uplift in visitor numbers "needs to be given greater attention in the Travel Plan in order to demonstrate sustainable transport provision".

Item	Ref No	Address	Recommendation
No			
8	18/01792/RE	Land At Stanmore Estate, North Of	Permit
	M	Stanmore Lane, Winchester	

Officer Presenting: Robert Green on behalf of Verity Osmond

Public Speaking Objector: None

Parish Council representative: None

Ward Councillor: None Supporter: David Chafe

<u>Update</u> None

Item No	Ref No	Address	Recommendation
9	18/01807/HOU	30 Clifton Road, Winchester, SO22 5BU	Permit

Officer Presenting: Marge Ballinger

Public Speaking
Objector: None

Parish Council representative: None

Ward Councillor: None Supporter: John Hearn

Update

Condition 3 to amend as one of the drawings had an incorrect scale shown:

- Proposed Bike Store Details, drawing 1710_408_A, dated April 2017, amended 26.07.2018

to replace with:

- Proposed Bike Store Details, drawing 1710_408_B, dated April 2017, amended 24.10.2018.

Condition 5 to add:

The light well in the development hereby permitted shall be constructed in accordance with approved plans and shall remain as a light well with opening for maintenance access and emergency exit only. The light well should not be used as a secondary entrance and no further material alterations shall be made to the approved plans.

Reason: To preserve the character and appearance of the conservation area in accordance with Policies DM27 of the Winchester District Local Plan Part 2 and the NPPF Section 16 (2018).

Item	Ref No	Address	Recommendation
No			
10	18/01782/FUL	34 Chalk Ridge, Winchester, SO23 0QW	Permit

Officer Presenting: Sean Quigley

Public Speaking

Objector: Tim Prowting

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

There is a reference to an Article 4 Direction on the agenda in relation to this item. For the avoidance of doubt, this refers to the Article 4 Direction which applies in the Winchester Town area. This removes permitted development rights which previously enabled office premises to be converted to residential use without the need for full planning permission. For completeness, there are 2 other Article 4 Directions in force in the District (in Winnall and Stanmore) which remove the ability to change the use of a C3 (dwelling house) to a C4 (small house in multiple occupation) without the need for full planning permission. These Directions do not apply to the application site.

Item	Ref No	Address	Recommendation
No			
11	18/01732/FUL	The Bungalow, Southwick Road, North	Refuse
		Boarhunt, PO17 6JH	

Officer Presenting: Robert Green

Public Speaking Objector: None

Parish Council representative: None Ward Councillor: Cllr Neil Cutler

Supporter: Mr Michael Knappett - Agent

<u>Update</u> None

Item	Ref No	Address	Recommendation
No			
12	18/01942/FUL	Renwood, Outlands Lane, Curdridge,	Permit
		SO30 2HD	

Officer Presenting: Robert Green

Public Speaking

Objector: Simon Fleming

Parish Council representative: Eric Bodger

Ward Councillor: Cllr Roger Huxstep-Whiteley & Shedfield

Supporter: Ronnald Ross-Applicant

<u>Update</u> None

	Ref No	Address	Recommendation
No			
13	18/01133/FUL	Bushmoor Farm, Westley Lane,	Refuse
		Sparsholt	

Officer Presenting: Pat Aird

Public Speaking
Objector: None

Parish Council representative: Cllr Sue Wood

Ward Councillor: None
Portfolio Holder: Cllr Horrill

Supporter: Tony Charles-Porchester Planning (on behalf of applicant)

<u>Update</u> None

Item	Ref No	Address	Recommendation
No			
14	18/01809/FUL	6 Valley Close, Colden Common, SO21	Permit
		1UN	

Officer Presenting: Curtis Badley

Public Speaking

Objector: Mary Sands, David Harwood, Rob Veck

Parish Council representative: None

Ward Councillor: None

Supporter: None

<u>Update</u>

Additional information received from Miss Mary Sands of 10 Valley Close which includes a photograph of the current parking situation in Valley Close.

Item	Ref No	Address	Recommendation
No			

Officer Presenting:	
Public Speaking Objector:	
Parish Council representative:	
Ward Councillor:	
Supporter:	
<u>Update</u>	

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End of Updates