

Division Affected – Kennington and Radley

PLANNING AND REGULATION COMMITTEE

18TH JULY 2022

Serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Lane, Radley

Report by Director of Planning, Environment and Climate Change

Contact Officer: David Periam **Tel:** 07824 545 378

Location: Land at Thrupp Lane and Thrupp Farm, Radley

District Council Area: Vale of White Horse

Executive Summary

1. As resolved at the meeting of the Planning and Regulation Committee on 6th September 2022, the report provides an update on the progress with regard to the work on the application and Environmental Statement for the review of conditions for the ROMP areas DD1 and DD2. It is recommended that the Planning and Regulation Committee's conclusion from its meeting on 9th September 2019 (Minute 39/19) that mineral working on the Radley ROMP site has permanently ceased be updated to reflect new information demonstrating an ongoing intention to continue mineral working on the Radley ROMP site and that the unserved Prohibition Order is revoked. Further, that officers be instructed to seek an agreed date for the submission of the ROMP Application.

Update

2. At the meeting of the Planning and Regulation Committee on 19th September 2019, a report was presented with regard to the Review of the Old Mineral Permissions DD1 and DD2 at Thrupp Farm and Thrupp Lane, Radley (the Radley ROMP site – please see Figure 1 below). The Committee resolved that mineral working had permanently ceased and that therefore there was a duty to serve a Prohibition Order.
3. At its meeting on 7th September 2020, a further report was presented to the Planning and Regulation Committee. The Committee resolved to hold service of the Prohibition Order in abeyance pending (1) the progression and

determination of application no. MW.0075/20 for processing plant, a conveyor and a Bailey Bridge for the removal of mineral extracted from part of the ROMP areas DD1 and DD2; and (2) an update from H. Tuckwell and Sons Ltd which was to be accompanied by documentary evidence of progress made with the ROMP conditions application and accompanying Environmental Statement. This update was to be provided to the meeting of the Planning and Regulation Committee on 8th March 2021. This report was duly presented to the meeting on 8th March 2021.

4. The Planning and Regulation Committee resolved on 8th March 2021 that:
 - (a) the Planning & Regulation Committee's previous conclusion from its meeting on 9th September 2019 (Minute 39/19) that mineral working on the Radley ROMP site had permanently ceased and that the duty to serve a Prohibition Order should not be rescinded but that the service of that Prohibition Order be held in abeyance pending: i) the progression and determination of application no. MW.0075/20 for processing plant, a conveyor and a Bailey Bridge for the removal of mineral extracted from part of the ROMP areas DD1 and DD2; and ii) H. Tuckwell and Sons Ltd providing an update, accompanied by documentary evidence, on progress with regard to the work on the application and Environmental Statement for the review of conditions for the ROMP areas DD1 and DD2 to the meeting of the Planning and Regulation Committee on 19th July 2021;
 - (b) officers be instructed to investigate whether it was possible to serve a partial Prohibition Order should it be concluded that mineral working had permanently ceased over part but not all of the ROMP areas DD1 and DD2.
5. A further report was provided to the meeting of the Planning and Regulation Committee on 6th September 2021 and is appended as Annex 1 (for full report and its annexes please see the Planning and Regulation Committee pages on the County Council's website).
6. The officer recommendation was that the Planning and Regulation Committee's previous conclusion from its meeting on 9th September 2019 (Minute 39/19) that mineral working on the Radley ROMP site has permanently ceased be rescinded and that the Prohibition Order of that date but not yet served is revoked.
7. The Committee resolved to defer a decision to the July 2022 meeting of the Committee with the expectation being that the operator would by that time have submitted a ROMP application accompanied by an Environmental Statement for the whole of the Radley ROMP permissions area.
8. It was also resolved at the Planning and Regulation Committee's meeting on 6th September 2022 to grant planning permission to application no. MW.0075/20 for processing plant, a conveyor and a Bailey Bridge for the removal of mineral extracted from part of the ROMP areas DD1 and DD2 subject to the completion of a section 106 Legal Agreement for the creation of a permissive path to

provide a link between Thrupp Lane and the disused railway line as part of the restoration of the site

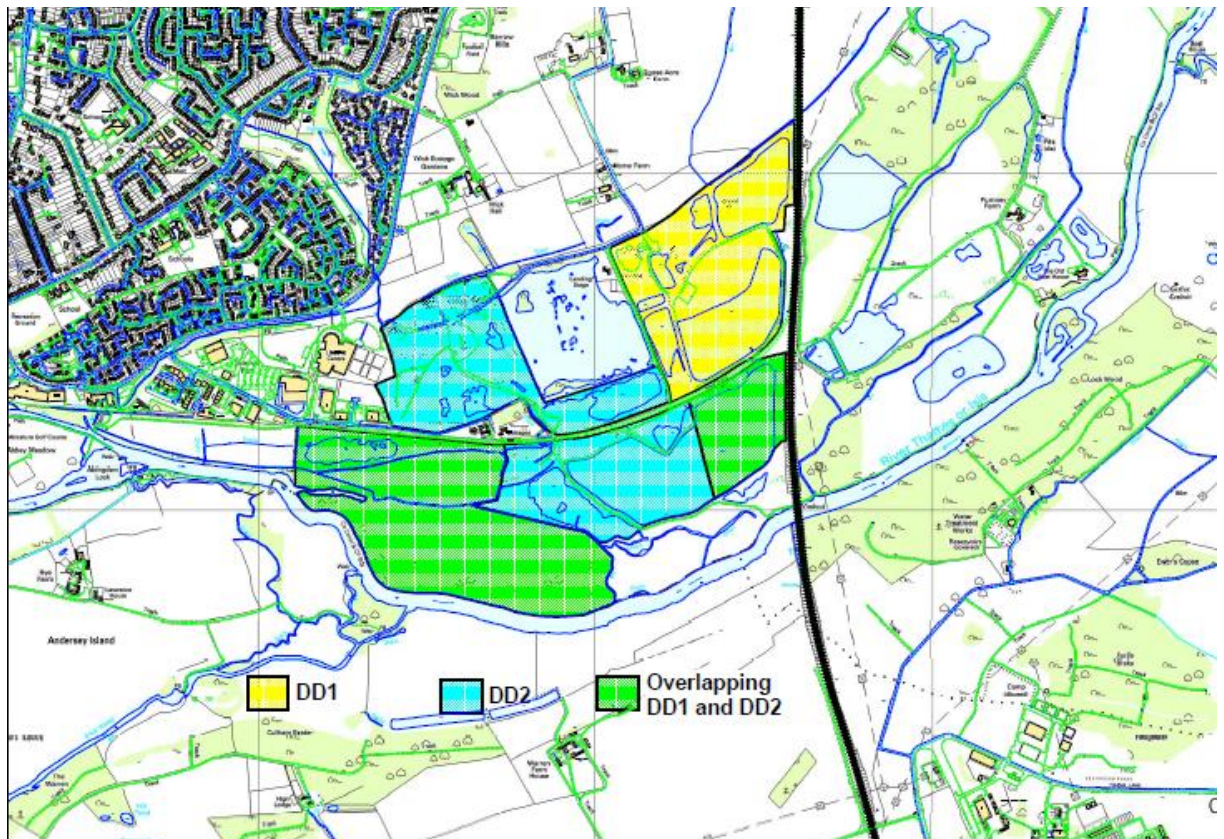


Figure 1: The Radley ROMP permissions site.

Update from the agent on behalf of the H. Tuckwell and Sons Ltd

9. An update has been provided by the agent (Annex 2) which is summarised as follows:
 - i) Email updates from the consultants who are contributing towards the ROMP Application and ES have been provided. This includes listing of draft plans produced and being worked on along with purchase of an up to date Ordnance Survey base plan.
 - ii) Groundwater quality monitoring in the sand and gravel deposit was completed in December 2021. The monitoring focussed on an assessment of various dissolved metals that had concentrations that exceeded the relevant Environmental quality standards for freshwater surface water. No other work has been completed as awaiting the results of the agent's consultation with siltbusters and an update on the working plan for the quarry. The siltbuster will be used to control water quality.
 - iii) Baseline noise surveys/analysis plus initial site noise calculations in July 2021; Calculations relating to site noise and potential bunding,

diagram of required bunding and investigation of mitigation measures in February 2022; and Sound Power Level research and data sourcing plus additional site noise calculations and advice in March /April 2022.

iv) Ecology Work on the Thrupp Quarry ROMP undertaken so far is as follows:

- Phase 1 habitat survey (2018)
- Breeding bird surveys x 2 (2021)
- Wintering bird survey x 2 (2020 & 2021)
- Botanical surveys (2018/2020)
- Invertebrate surveys x 3 (2021)
- Bat surveys (transects and static boxes) (2021)
- Badger & harvest mouse surveys (2020/21)

Further to these, eDNA analysis for Great Crested Newts have also been undertaken on 6 waterbodies in 2021 and in 2022.

An extended phase 1 habitat survey report with a summary of a data search was also produced in 2018.

A single breeding bird survey of the new conveyor route undertaken and another one is due in June/July.

An updated botanical survey has also been undertaken along with the eDNA test for Great Crested Newts (May 2022).

v) A copy of the front cover to a chapter of the Environmental Impact Assessment for "Written Scheme of Investigation" (archaeology).

vi) Meeting held with John Curtis & Sons Ltd and Ecologist Jonathan Adey to agree a strategy for the restoration of the previously worked ROMP Areas. This will form part of the ROMP Application. The agent states that it was understood from this meeting that John Curtis & Sons Ltd are seeking to progress a planning application to retain existing, and to create further, employment opportunities at the industrial estate.

10. The agent states:

It was hoped to have the ROMP Application submitted in spring-summer 2022. As stated at several Planning & Regulation Committees, a precise deadline for the submission of the ROMP Application cannot be provided. This is because the creation of an acceptable Development Proposal is an iterative process to establish deliverable design and working procedures within acceptable and controllable environmental impacts.

Following a topographical survey, it has been necessary to relocate the conveyor route and access road to avoid the large mound known as the 'Somme' and mature trees. As a result, the revised routes are being surveyed

by an ecologist which is ongoing. This will be completed in September/October. Tuckwells' are therefore aiming to have the ROMP Application submitted in early 2023.

In considering how best to advise the Planning & Regulation Committee, I respectfully request that you consider the following past chain of events:

- This is the second attempt at serving a Prohibition Order. The first was quashed in 2014 by the Secretary of State who also awarded full costs against OCC;
- The current decision to serve a Prohibition Order was made at the meeting in September 2019. At this time, tangible evidence of Tuckwells' ongoing works was submitted by Douglas Symes who was acting for John Curtis & Son's Ltd. I understand that Douglas provided this evidence in writing and presented it at the Planning & Regulation Committee meeting. This evidence was disregarded, and the Prohibition Order was supported, even though the recommendation was based on conjecture without any objective supporting evidence;
- Douglas Symes provided further evidence to the Planning & Regulation Committee in January 2020. This was also disregarded and the decision to progress with the Prohibition Order was again made without any objective supporting evidence;
- The Planning & Regulation Committee's arguments for progressing with the Prohibition Order were reviewed, in May 2020, by legal Counsel whose formal Legal Opinion confirmed that the Prohibition Order could not be sustained if put to the Secretary of State at another inquiry;
- In March 2021, the Planning & Regulation Committee's justification for continuing with the Prohibition Order was to allow Planning Application Ref: MW.0075/20 to be determined. This argument was flawed, as the ROMP could be worked without Tuckwells' yard. Consent for Planning Application Ref: MW.0075/20 has now been granted;
- I spoke at the March 2021 Planning & Regulation Committee requesting that the Prohibition Order should be quashed. The case presented was that sufficient evidence supported by Counsel had already been provided, while there was no evidential basis to support the Prohibition Order. I also highlighted that delaying a decision was 'kicking the can down the road' at the expense of creating more ongoing uncertainty and costs for Tuckwells;
- Regardless of the extensive evidence provided at the March 2021 Planning & Regulation Committee, a decision was made not to quash the Prohibition Order;
- In September 2021, the Planning Officer recommended revoking the Prohibition Order. It was clear from this Committee Report that your Planning Officer and OCC's legal advisors recognised that the key legal test to quash the Prohibition Order had been met. i.e. 'evidence of a genuine intention to extract minerals for the ROMP' had been provided. The Planning Officer's report included a summary of a Legal Opinion sought by OCC which did not support a full or partial Prohibition Order and recognised that the Secretary of State would almost certainly refuse to confirm the Prohibition Order. This Legal Opinion echoes that sought by Tuckwells which had been provided to OCC; and

- Regardless of the Planning Officer's recommendation (as supported by two Legal Opinions), the Planning & Regulation Committee resolved to defer a decision to July 2022. This decision, yet again, clearly ignored the evidence provided by Tuckwells and the two Legal Opinions and was made without any objective supporting evidence.

This chain of events had resulted in nearly 3 years of uncertainty and extra costs for Tuckwells, at a time when they have been making significant financial investments in the ROMP. Tuckwells' stance continues to be that they have clearly demonstrated that significant financial investments has been, and continues to be, made in the ROMP Area. This is costing tens of thousands of pounds on top of the £35,000 plus spent on Planning Permission Ref: MW.0075/20. Considering the extensive cost and extent of the detailed evidence that Tuckwells have provided to date, when compared against the complete lack of tangible evidence to support the Prohibition Order, Tuckwells are of the opinion that OCC are acting unreasonably in pursuing the Prohibition Order.

Tuckwells therefore respectfully request that OCC end this ongoing uncertainty and unnecessary costs and make an evidence-based decision, as supported by two Legal Opinions, to quash the Prohibition Order.

Other updates since the Committee's meeting on 6th September 2021

11. Planning permission to application no. MW.0075/20 has not yet been issued as the section 106 Legal Agreement for the creation of a permissive path to provide a link between Thrupp Lane and the disused railway line as part of the restoration of the site is yet to be completed.
12. The Vale of White Horse District Council has received a planning application for "Continue use of premises as yard for contractor (use sui generis)" from Terra Firma Roadways Ltd (Application no. P21/V3165/FUL). This relates to land within the ROMP permissions DD2 area being part of the Curtis's Yard. Your officer advice to the officer at the Vale of White Horse District Council is that as this would conflict with the restoration conditions of the ROMP permissions then this application should instead be submitted to the County Council for determination as a county matter. At the time of writing the application remains with the District Council undetermined.
13. Radley Parish Council has provided a further representation (Annex 3). The Parish Council considers that further material submitted confirms Tuckwell's intentions and the Parish Council remains of the that they represent a genuine intent to extract the mineral from the ROMP permissions area other than the area outlined in yellow and marked Area A on the plan included as part of Annex 3 .
14. The Parish Council notes that the operators report a slippage of several months in the submission of their ROMP application, which will not now be made until 'early 2023', as against the previous intention of 'spring/summer

2022'. This makes it more difficult for the committee to consider the best route forward at its July meeting and potentially extends the period of blight applying to the ROMP area. If, however, the revised timetable allows reconsideration of the conveyor route between the proposed extraction and processing sites this is welcome. The Parish Council's view has always been that the two sites and the route between them need to be considered together. It remains important that the operators consult the Parish Council and others on the detail of their proposals prior to submission to the County Council, as they undertook to do at the committee's meeting on 6th September 2021.

15. The Parish Council remains of the view from the additional material submitted that there is no evidence of further mineral remaining to be extracted in the area outlined in yellow and marked Area A on the plan included as part of Annex 3 (this includes Curtis's Yard) , nor that there is any intention for the area to be used 'to a substantial extent' in connection with minerals winning and working. The legal tests for a prohibition order continue therefore to be met.
16. The Parish Council is also of the view that there is no convincing evidence that the restoration of Area A will be achieved through the ROMP application process and the landowners for that area. The additional information submitted references:

"Meeting held with John Curtis & Sons Ltd (JCSL) and Ecologist Jonathan Adey to agree a strategy for the restoration of the previously worked ROMP Areas. This will form part of the ROMP Application. It was understood from this meeting that John Curtis & Sons Ltd are seeking to progress a planning application to retain existing, and to create further, employment opportunities at the industrial estate."

This indicates that JCSL remains focussed not on restoration, as required as part of the ROMP process, but on the extension of non-mineral activities on the land.

Moreover the terms of the existing planning permission (DD2) applying to the area have required JCSL to submit restoration plans ever since 2012. They have not done so and it is difficult to see what has changed.

17. The Parish Council considers that the County Council can legally serve a partial Prohibition Order over any part of the land where it concludes that the winning and working of mineral has permanently ceased and has a duty to do so over Area A. The Committee could allow more time for firmer intentions on restoration to emerge but this risks yet more delay to no purpose. The delay would lead not only to continued inaction on restoration but also to continued uncertainty for Tuckwells about their planned extraction in the remainder of the ROMP area. This uncertainty has already been dragging on much too long. A

decision could and should be made now to proceed with a prohibition order, but one limited in scope just to Area A.

Discussion

18. The decision that mineral working had permanently ceased in ROMP areas DD1 and DD2 which led then to the duty to serve the Prohibition Order was made at the meeting of this Committee on 9th September 2019. At that time, the Committee did not have before it any new information with regard to the intentions of the operator/landowner actively progressing any proposals to work the remaining mineral in the ROMP areas other than it was intended to follow on from the existing workings of H. Tuckwell and Sons Ltd at Sutton Wick.
19. The situation at the Committee's meeting on 7th September 2020 was considered to be materially different as the application for the conveyor and related development had been submitted and was out for consultation. It would come before this Committee for determination in due course. Further information had also been provided with regard to the applicant's programme for the submission of a ROMP application to review the applicable conditions and its view on the service of a PO. The position of Radley Parish Council on the matter was also provided.
20. Work was then carried out to support the submission of the ROMP application. An update on this further work was provided by the agent for H. Tuckwell and Sons Ltd to the Committee's meeting on 8th March 2021, along with further representations from Radley Parish Council.
21. At the committee's meeting on 6th September 2021 the officer advice was that the Committee now had before it firm evidence which supports the contention that the ROMP application is now being progressed. The agent for the prospective site operator has provided evidence as set out above and in Annex 2 of further work carried out on the ROMP application and Environmental Impact Assessment. Radley Parish Council has also provided further representations and remains of the view the County Council has a duty to serve a partial Prohibition Order over the part of the site which includes Curtis's Yard.
22. The Secretary of State would need to take into account any and all updated information provided since the Committee meeting on 6th September 2021 when deciding whether or not to confirm and serve the September 2019 Prohibition Order now. This is because the Secretary of State will have to take into account everything that is before them at the time they assess whether or not working has permanently ceased and this will necessarily take into account information that wasn't before the Council at the time the Council made that decision.
23. As previously advised, in order to protect the Council's position at any appeal against the Prohibition Order, it is considered that any material considerations

that have now come to the Council's notice are taken into account and weighed in the balance as to whether mineral working has permanently ceased prior to issuing the Prohibition Order. Therefore, the Council must keep under review its previous decision that mineral working had permanently ceased from the ROMP areas DD1 and DD2 in the light of the evidence now before it.

24. Further and as previously advised, now that work is being progressed towards the submission of the ROMP conditions application and accompanying ES, the Committee would be entitled to conclude the evidence now before it is that mineral working has not permanently ceased and that it should rescind its decision to serve the Prohibition Order. However, it could alternatively decide to again continue to hold the service of the Prohibition Order in abeyance pending a further update at a later Committee meeting. This would have to be based on the impossibility of taking a decision on the Prohibition Order now in light of the need for further advice, the likelihood of further information coming to light, or further steps being taken which would affect that decision. It is not considered that the evidence before the Council now is such that the Council cannot make a decision on the Prohibition Order at this time.
25. The application for the conveyor and associated development (MW.0075/20) and the committee's resolution to approve the application is also a material consideration in the Committee's deliberations. The extraction of mineral from the ROMP area is not dependent on permission being granted for this application but they are clearly related and it is material to the Council's assessment of whether or not mineral working pursuant to the ROMP permissions has permanently ceased. The Committee has resolved to grant planning permission to that application subject to completion of the Section 106 Legal Agreement as set out above.
26. The Committee is reminded as previously that in so far as the site owner is concerned, a Prohibition Order is an analogous order to a Compulsory Purchase Order and so costs at any appeal against the Prohibition Order do follow 'success', unless there are exceptional reasons for not awarding costs. It is also the case that an award may be reduced if the objector has acted unreasonably and caused unnecessary expense in the proceedings. The owner/operator is cooperating with the Council in providing additional information. This is not behaviour that can be characterised as unreasonable.
27. At its meeting on 6th September 2021, the Committee was advised whether it is possible to serve a partial Prohibition Order should it be concluded that mineral working has permanently ceased over part but not all of the ROMP areas DD1 and DD2. This followed the suggestion from Radley Parish Council that such a partial service could be carried out over the land to the north of the disused railway line. This includes the area known as Curtis's Yard where the buildings are located. However, temporary planning permission for the continued use of the buildings for a further five years was granted on appeal as set out in the report to the Committee meeting on 8th March 2021 and a further application for a permanent change of use of part of the land has been submitted to the Vale of White Horse District Council as set out above.

Officers sought Counsel's opinion. The legal advice note is attached as Annex 4.

28. This advice is summarised as follows:

- i) The Council cannot serve a Prohibition Order when there is evidence that the winning and working of minerals on that land has not permanently ceased. The submissions made by the agent, the progression and award of planning permission for Curtis's Yard and the applicant's submission of the application MW.0075/20 all clearly demonstrate an intention to continue to work the mineral from the ROMP area.
- ii) In light of these facts, the Council is severely constrained in the options available to it by the terms of the legislation. It must base the decision on the likelihood of the resumption of the winning and working of mineral on all the evidence available at the time the Prohibition Order is made. The situation now is quite unlike the situation at the time the Prohibition Order was made in September 2019 when the above evidence was not before the Council. The Council therefore acted within its powers to make the Prohibition Order then, but the factual context is now quite different and it cannot now say there is no likelihood of the resumption of the winning and working of mineral at the site on the evidence available.
- iii) The legislation allows for a Prohibition Order to be served in relation to a "site". It is therefore for the Council to consider what constitutes the site. This means the statute does not prohibit a partial Prohibition Order from being served on part of the ROMP areas DD1 and DD2 e.g. that include Curtis's Yard as advocated by Radley Parish Council. But this must be based on the evidence before the Council, including extant permissions, outstanding applications, and any discussions with the landowners, and lead to a defensible conclusion on the permanent cessation of winning and working of minerals or the depositing of mineral. A further factor is national planning practice guidance (PPG) which advises that where an ES is required, environmental information is required for the whole minerals site covered by that permission before new operating conditions can be determined. The Council has established that the submission of conditions for the entire Radley ROMP area site is Environmental Impact Assessment (EIA) development, and so the submission must be accompanied by an ES. The entirety of the site is duly in suspension pending receipt of the application for new conditions and the accompanying ES. The PPG's clear guidance that an ES must encompass "the whole minerals site" implies that government policy requires that any Prohibition Order should cover the whole of the ROMP area in the interests of protecting the environment. This is because all potential environmental impacts could not be fully assessed in an ES if there is a partial Prohibition Order in place, as this effectively removes part of the permitted area the PPG advises should be covered in the ES.

- iv) The Secretary of State is entitled to consider such evidence as they see fit and will undoubtedly consider the evidence of planning application MW.0075/20, at the very least, to constitute clear evidence of an intention to continue the winning and working of mineral on the site. Therefore, even if there was no costs risk if the Council progressed with the Prohibition Order it would be futile because the Secretary of State would almost certainly refuse to confirm the Prohibition Order.
 - v) In the light of the evidence now currently available to the Council, there is a significant risk of costs being awarded against the Council should it now proceed with the Prohibition Order.
 - vi) Because no action has been taken in relation to the Council's decision of September 2019 to make the existing Prohibition Order there is no reason why the Council cannot reconsider that decision, though it is advised that the entire procedure is transparently carried out by members given the interests that are affected and the significant public concern regarding the Radley ROMP site.
29. Separately and as previously advised, the Radley Lakes Masterplan would be a material consideration in the determination of any planning application in the Masterplan area. However, with regards to any decisions surrounding the service of the Prohibition Order for the ROMP area, due to the lack of involvement of the main landowner in the drafting of the Radley Lakes Masterplan, officer advice is that it should not be given any weight when assessing whether mineral working has permanently ceased.
30. It therefore remains officer advice that the evidence now available to the Council as set out above no longer supports the conclusion reached previously by the Committee at its meeting on 9th September 2019 that the winning and working of mineral has permanently ceased. The Committee should therefore now reconsider its previous decision that the winning and working of mineral has permanently ceased from the ROMP areas DD1 and DD2. Following consideration of the evidence at today's meeting, the Committee is therefore advised to now rescind its previous decision and to revoke the Prohibition Order.
31. Should the Committee be of the view that the winning and working of mineral has permanently ceased on part but not all of the site then it is open to the Council to reach that conclusion. There would then be a duty to serve a Prohibition Order only on the site where it was considered this situation applied i.e. a partial Prohibition Order. But for the reasons set out in the appended legal note and summarised above, including the guidance on the need for environmental information to be provided for the entire ROMP site in order to inform the ES, it is not recommended that this should be pursued.
32. Subsequent to the meeting on 6th September 2021, officers received representations from a member of the public drawing their attention to a ROMP site in North Lincolnshire. In this case, the court refused to include a site on the official list of ROMP sites after the date for inclusion expired

because of the strict wording in the relevant legislation. The wording referred to stated that a planning permission not included in the first list shall “cease to have effect” on the day following the last date that an application may be made and there is no provision in statute to extend that date. The member of the public queried whether this similarly applied to the rules relating to submission of a ROMP Application, which states that where a ROMP review is underway, then the mineral permission shall cease to have effect on the day following the review date or on such later agreed date as may be agreed at any time in writing. As the review process allows for the postponement of the submission date to any date and at any point in the process, and as the Council has been and is in discussion with the developer as regards submission of the ROMP Application, members are advised that the strict regime referred to in the North Lincolnshire case does not apply.

33. However, the terms of the relevant statute are such that it is advisable to formally agree an extension to a specified date. This does not preclude the Council from extending that date in the future, but does make the position as to the making and accepting a ROMP application clear.

Financial Implications

34. Not applicable as the financial interests of the County Council are not relevant to the determination of planning applications.

Legal Implications

35. The legal implications of the decisions available to the Committee are considered in the report.

Comments checked by:

Jennifer Crouch, Principal Solicitor (Environmental) (Legal)

Equality & Inclusion Implications

36. In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

Conclusion

37. It is considered that the further update and documentary evidence provided as well as the submission of application MW.0075/20 and the Committee's resolution to approve the application subject to completion of a Section 106 Legal Agreement does support the contention that work is being progressed on the submission of the application for new conditions for the ROMP permissions DD1 and DD2 and associated Environmental Statement. In the light of this and the legal advice now provided and appended to this report, it is not considered that the conclusion of the committee at its meeting on 9th September 2019 that the winning and working of mineral has permanently ceased can now be sustained. The committee is therefore invited to rescind its decision of 9th September 2019 and revoke the Prohibition Order.

Recommendation

It is RECOMMENDED that:

A The Planning and Regulation Committee's previous conclusion from its meeting on 9th September 2019 (Minute 39/19) that mineral working on the Radley ROMP site has permanently ceased be rescinded and that the Prohibition Order of that date but not yet served is revoked.

And

B That officers seek to agree a date with H. Tuckwell and Sons Ltd. by which a ROMP Application will be submitted.

**Rachel Wileman
Director of Planning, Environment and Climate Change**

Annexes:	Annex 1 – Report to Planning and Regulation Committee 6 th September 2021
	Annex 2 – Update from agent for H Tuckwell and Sons Ltd
	Annex 3 – Radley Parish Council further representations
	Annex 4 – Counsel's Legal Advice Note
Background papers:	Nil (All annexes available to view on the County Council's Planning and Regulation committee and application websites (MW.0045/08).