

DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

At a meeting held on Wednesday, 3 November 2004 at 10.00 a.m.

Councillors	Dr DR Bard	RE Barrett
	JD Batchelor	RF Bryant
	Mrs PS Corney	SM Edwards
	Mrs A Elsby	R Hall
	Mrs SA Hatton	Mrs JM Healey
	Mrs EM Heazell	Mrs CA Hunt
	SGM Kindersley	RB Martlew
	DH Morgan	Mrs JA Muncey
	Mrs CAED Murfitt	CR Nightingale
	Dr JPR Orme	EJ Pateman
	A Riley	Mrs DP Roberts
	NJ Scarr	Mrs DSK Spink MBE
	JH Stewart	RJ Turner
	Dr JR Williamson	TJ Wotherspoon
	NIC Wright	SS Ziaian-Gillan

Councillors SJ Agnew, Dr SA Harangozo, MP Howell and Dr SEK van de Ven attended the meeting by invitation.

COUNCILLOR RF BRYANT (CHAIRMAN OF THE COUNCIL) IN THE CHAIR.

1. ELECTION OF CHAIRMAN

Councillor Mrs DSK Spink nominated Councillor Dr JPR Orme as Chairman of the Development and Conservation Control Committee. This was seconded by Councillor SGM Kindersley and, there being no further nominations, it was

RESOLVED That Councillor Dr JPR Orme be elected Chairman of the Development and Conservation Control Committee for the remainder of 2004-05.

Councillor Dr JPR Orme took the Chair.

2. APPOINTMENT OF VICE-CHAIRMAN

Councillor RF Bryant nominated Councillor NIC Wright as Vice-Chairman of the Development and Conservation Control Committee. Councillor Mrs DSK Spink seconded this nomination.

Councillor Mrs DP Roberts nominated Councillor Mrs SA Hatton as Vice-Chairman of the Committee. Councillor NJ Scarr seconded this nomination.

Following a secret ballot, it was

RESOLVED that by 24 votes to four votes, Councillor NIC Wright be appointed Vice-Chairman of the Development and Conservation Control Committee for the remainder of 2004-05.

3. **APOLOGIES**

Apologies for absence were received from Councillors Mrs J Dixon and MJ Mason.

4. **MINUTES**

Members noted that the Minutes of the meeting held on 6th October 2004 would be presented to the meeting on 1st December 2004 for confirmation.

5. **REGIONAL SPATIAL STRATEGY FOR THE EASTERN REGION (RSS 14 - FORMERLY REGIONAL PLANNING GUIDANCE)**

The Planning Policy Manager updated Members on the current position and future timetable of Regional Spatial Strategy 14 (formerly Regional Planning Guidance), which was being prepared by the East of England Regional Assembly.

It was envisaged that RSS 14 would be adopted in early 2006. Its effect would be to update and extend the life of the Regional Plan by five years up to 2021.

The Planning Policy Manager referred to the forthcoming meeting of the East of England Regional Assembly on 5th November 2004 that would be considering a proposal from the Office of the Deputy Prime Minister for an extra 18,000 houses in the region (including 3,000 in Cambridgeshire), over and above that already included in a first draft of the new Regional Plan. At its meeting on October 15th, the Regional Planning Panel, which advises the Regional Assembly, had resolved that the additional allocation could not be justified. That advice was likely to be endorsed by the Regional Assembly. However, RSS 13 leaves open the possibility of additional development, specifically a major new town, by proposing an early focused review of RSS14 to consider longer term pressures, and evaluate the options for a large new settlement. Whilst this proposal would be subject to a number of important factors, including public investment, strategic infrastructure, the possible expansion of Stansted Airport, jobs growth, and evidence of increased housing need, the prospect of such a development remained a possibility.

In response to a Member's questions, the Planning Policy Manager advised that the policies for the Cambridge Sub-Region in RSS 14 were derived from the relevant policies in the Cambridgeshire and Peterborough Structure Plan 2003.

6. **S/1766/04/F - MELDRETH**

Change of use of land to garden land and construction of Tennis Court at 36 North End for Mrs Betts.

APPROVAL, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that, in view of the proposed tennis court being well screened from the group of listed buildings, there was no conflict with Policy EN 28 of the South Cambridgeshire Local Plan 2004 or Policies P1/2 and P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003. Members instructed officers to add Conditions requiring archaeological investigation and agreement of fencing and surfacing details.

7. **S/1957/04/F - MILTON**

Erection of Ground Floor Extension to Garage and Bedroom Extension Above, 6 Foxes Close for Dr and Mrs A Burns

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and to an additional Condition limiting hours of construction work to Monday to Friday only (no weekends).

8. S/2476/03/O - PAPWORTH EVERARD

Residential Development Including Public Open Space, Vehicular Access, Together with the Demolition Of Nos. 18, 20, 52 & 54 Ermine Street South and 1 & 3 St John's Lane, Land to the South of Church Lane and West Of Ermine Street South for the Papworth Trust and the Varrier Jones Foundation

DEFERRED to enabled further discussions to take place with local Members on the contents of the proposed Section 106 Legal Agreement, particularly those clauses relating to affordable housing, maintenance of the public open space, footpath improvements and education contribution.

Councillor MP Howell (a local Member not a member of the Committee) declared a personal interest as an employee of the Papworth Trust.

9. S/0771/04/F - SAWSTON

Change of Use of agricultural buildings to hostel accommodation for agricultural workers and ancillary office accommodation together with erection of covered external area and use of existing bungalow as warden accommodation at Dernford Farm, Stapleford

APPROVAL, as amended by plans and details submitted on 26th May 2004, 23rd June 2004, and 5th July 2004, subject to the prior completion of a Section 106 Legal Agreement and the Conditions (excluding no. 10) referred to in the report from the Director of Development Services and an additional Condition requiring details of external lighting to be agreed. Members resolved that the Section 106 Agreement should require the applicant/owner to use best endeavours to limit use of motorised transport to and from the site in accordance with a scheme to be agreed with officers and local members and to cover the aims of Conditions 10 and 13 of the report.

Councillors Dr DR Bard and Mrs SA Hatton (local Members) and CR Nightingale voted for refusal, and asked that their names be recorded.

10. S/1961/04/F - SAWSTON

Variation of Condition 5 of Planning Permission S/0945/99/O to also allow B1(c) Use for the period of ten years from the time of first occupation of each new building at Dales Manor Business Park for Dencora Ltd

DEFERRED for a site visit.

11. S/1734/04/F - STAPLEFORD

Conversion of Barn to Dwelling – Barn A, Greenhedge Barns, Gog Magog Way for Mr and Mrs J McGiven

APPROVAL, as amended by plans P1984-02A, 01A and 05A date stamped 20th October 2004, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

12. S/1735/04/F - STAPLEFORD

Conversion of Barn to Dwelling – Barn B, Greenhedge Barns, Gog Magog Way for Mr & Mrs Laverty-Baralle

APPROVAL, as amended by plan P1984-03 Revision A, 04 Revision A and 06 Revision A date stamped 20th October 2004, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

13. S/1815/04/F - HORNINGSEA

Erection of dwelling following demolition of existing, "Terrell", Church End for Executors of Mrs MVV Lewin (Dec'd)

APPROVAL, as amended in part by drawing '04/18/04 Revision A date stamped 13th October 2004, for the reasons set out in the report from the Director of Development

Services, subject to the Conditions referred to therein.

14. S/1419/04/F - TEVERSHAM

Erection of eleven flats following demolition of two houses and conversion of remaining house into two maisonette flats at 750 - 754 Newmarket Road, Cambridge
DELEGATED APPROVAL/REFUSAL, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Legal Agreement securing the provision of affordable housing, and the Conditions referred to in the report. Should the affordable housing issues not be resolved by 3rd December 2004, the application would be refused.

15. S/1863/04/F - STEEPLE MORDEN

Refurbishment, part demolition, re-build and extension of existing building for use as 19 Flats, The White House, 66 Hay Street, for A R J Construction Ltd
For the reasons set out in the report from the Director of Development Services, Members were **MINDED TO APPROVE** the application as a departure from the Development Plan but without referring it to the Secretary of State (there having been no objections as a result of its advertisement), subject to the prior completion of a Section 106 Legal Agreement securing the provision of Public Open Space and an education contribution, and to the Conditions referred to in the report.

16. S/1999/04/LB - LITTLE WILBRAHAM

Alterations – Installation of Metal Flue Liner in Study Hearth, “Reed Cottage”, 1 Rectory Farm Road, for R M Turner
APPROVAL of Listed Building consent for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

Councillor R Turner declared a Personal and Prejudicial Interest in this item, as the applicant, and withdrew from the Chamber.

17. S/2017/04/F AND S/2019/04/LB - LITTLE WILBRAHAM

Internal and external alterations and extensions for porch to dining room, enlarged utility room with new first floor bedroom, enlarged bathroom and adjacent cupboard. alterations to ground floor including resiting of boiler room and W.C
at Reed Cottage, 1 Rectory Farm Road for R. Turner
REFUSED on the Chairman’s casting vote for the reasons set out in the report from the Director of Development Services.

Councillor R Turner was not present in the Chamber for this item, having previously declared a prejudicial interest, as applicant, and withdrawn.

Councillor Mrs DP Roberts did not vote.

18. S/1551/04/O - WATERBEACH

Residential Development (2.4 Hectares) and Ancillary Open Space/Landscaping, Land Between Bannold Road and Orchard Drive for ORS Plc
DELEGATED APPROVAL, subject to the prior completion of a Section 106 Legal Agreement securing

- Public open space and its maintenance
- Off site drainage works – both foul and surface water, as required
- Off site highway improvements and/or contributions
- Educational contributions
- Affordable housing

- Provision for Public Art

And safeguarding Conditions, including Conditions restricting the number of houses to no more than 100, and requiring a public art element within the development.

19. S/1872/04/F - WATERBEACH

Bungalow and Garage at Land R/O 1 Cambridge Road for Loxfield Developments Ltd. **DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and an additional Condition requiring replacement of the Yew tree to be removed as part of the construction work. All Conditions should be agreed between the Local Planning Authority, Waterbeach Parish Council, the developer and Chief Environmental Health Officer. Members asked that potential occupiers have their attention drawn to the presence nearby of a skateboard park.

20. S/1911/04/F - WATERBEACH

Chalet bungalow and internal garages, land rear of 89 Way Lane for Miss S J Colclough **DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and to the submission of revised plans resiting the bungalow to protect the tree. If such plans are not submitted to the satisfaction of the Local Planning Authority, Members gave delegated authority for officers to refuse the application.

21. S/0862/04/F - WILLINGHAM

Conversion and Change of Use of Agricultural Building to 4 Holiday Lets at 60 High Street for Mr and Mrs M Venning

DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Legal Agreement limiting use of the accommodation to short-term holiday lets, to the receipt of an amended site layout plan showing the position of the new access gates and on-site car-parking, and the Conditions referred to in the report.

22. S/1266/04/RM - WILLINGHAM

Erection of Six dwellings at 23 Green Street for Meldire Ltd.

APPROVAL of Reserved Matters (siting, design and external appearance of the buildings) as amended by plans date stamped 27th August 2004 and 20th September 2004 and in accordance with outline planning permission dated 17th March 2003, reference S/0023/03/O, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

23. S/1700/04/F - WILLINGHAM

Change of Use from Residential to Office and Business Use (Class B1) at The Grange, 44 High Street for Mrs J. McConkey

DELEGATED APPROVAL, as amended by amended layout plan date stamped 20th October 2004, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein and to the support of the Local Highways Authority.

24. S/1894/04/F - WILLINGHAM

Extension to Consented Office/Wine Store and Garden Store/Workshop at High Street, for Mr J Millard 62

APPROVAL, following clarification of the scale of use to the satisfaction of the Local Highways Authority, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

25. **S/1944/04/F - WILLINGHAM**
Extensions Including raising of roof height to form first floor Accommodation, Woodhall Farm, Earith Road for Mr and Mrs M. Jones
REFUSED for the reasons set out in the report from the Director of Development Services.
26. **S/1847/04/F - GREAT ABINGTON**
Caravan and storage container (Retrospective), no. 25 South Road for Mrs Rogers
REFUSAL of the application for the reason set out in the report from the Director of Development Services in relation to the storage container.
RESOLVED to issue an Enforcement Notice to remove the storage container from the site with a compliance period of two months.
27. **S/1364/04/F - PAMPISFORD**
Storage Building on land to the rear of Eastern Counties Leather, London Road for Eastern Counties Leather PLC
APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions attached to planning permission S/0094/02/F (including those stating that the building will not be used other than as ancillary storage for Eastern Counties Leather PLC and requiring schemes of ground contamination and pollution control to be agreed and implemented and the condition relating to the junction improvements to require the works to be completed before development commences) plus an additional Condition relating to the provision of fire hydrants.
28. **S/0690/04/F - GRANTCHESTER**
Erection of 17.5 Metre High Telecommunications Tower and associated development at land to the south of Fulbrooke Road, Cambridge and west of Cambridge Rugby Football Ground - for Hutchison 3G UK Ltd
DELEGATED APPROVAL, for the reason set out in the report from the Director of Development Services, subject to the Conditions referred to therein and to the receipt of a revised plan showing, to the satisfaction of the Local Planning Authority, an enlarged area for landscaping.
29. **S/1100/04/F - CAXTON**
House and garage at land adjacent 1 Bourn Road, for Mr and Mrs S. Hogg
WITHDRAWN from the agenda, and **DEFERRED** at the applicant's request, pending proposals by the applicant to improve access to the site to the satisfaction of the Local Highways Authority.
30. **S/1676/04/F - CASTLE CAMPS**
Extensions and conversion of two barns into a dwelling and erection of garage/stores
APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, and subject to the applicant revising plans for the garage to the satisfaction of the Local Planning Authority, Members were satisfied that the retention of the existing timbers justified supporting the scheme as a departure from the Development Plan. The application had been advertised as a departure from the Development Plan and, there having been no objections, officers deemed it unnecessary to refer it to the Secretary of State.
31. **S/1716/04/F - COMBERTON**
Conversion and extension of barn to form dwelling following Demolition of Existing dwelling; West field Farm, Royston Lane for Mr and Mrs J Fenttiman
APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

32. **S/1937/04/F- COMBERTON**
Extensions, garage/carport and access, 107 Swaynes Lane for J. Cooper
DEFERRED to allow negotiation to take place between the applicant and the Trees and Landscape Officer.
33. **S/1970/04/F - FOWLMERE**
Erection of dwelling and conversion of barn into garage/carport/workshop and store following demolition of 2 existing dwellings, Mill Farm, Fowlmere Road, Melbourn in the Parish of Fowlmere for Plum Developments
REFUSED, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the development would have an adverse impact on the character of the surrounding countryside, and would therefore conflict with Policy HG15 of the South Cambridgeshire Local Plan 2004.
34. **S/1873/04/F - FULBOURN**
Erection of single storey rear extension, 29 Harebell Close
APPROVAL for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein.
35. **S/1951/04/LB - FULBOURN**
Barn at Golden Gables, Sanders Lane, for R Poulter
REFUSED, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that the desirability of retaining the barn outweighed the effect of Policy EN18/3 of the South Cambridgeshire Local Plan 2004.
- Councillor Mrs CAED Murfitt declared a personal interest as a part-owner of a Listed barn.
36. **S/1155/04/F - GAMLINGAY**
Change of Use of land for storage of timber and timber products at land rear of Units 1 and 2 Station Road for Pinewood Structures Ltd
Members were **MINDED TO APPROVE** the application, contrary to the recommendation contained in the report from the Director of Development Services, subject to Conditions requiring a Travel for Work scheme to be agreed and landscaping of the timber stacks, the height of which must be approved by the Local Planning Authority in consultation with local Members, and to the prior completion of a Section 106 Legal Agreement requiring cessation in the use of the applicant's other two sites in Gamlingay. The application would be advertised as a departure from the Development Plan and referred to the Secretary of State in the event that any objections to it were received.
37. **S/1844/04/F - GAMLINGAY**
Single Storey Building, 15 Cinques Road, for Royal Mail
DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the receipt of comments from the Trees and Landscape Officer, and to the Conditions referred to in the report.
38. **S/1907/04/F - GAMLINGAY**
Erection of bungalow and garage to replace Mobile Home, adjacent to 'Bryjohn', Heath Road, for B N Hankins
REFUSED, on the Chairman's casting vote, for the reason set out in the report.
39. **S/1746/04/F - GREAT SHELFORD**
Extensions at 2 Woodlands Close for Mr and Mrs Wilshere
APPROVAL, contrary to the recommendation contained in the report from the Director of

Development Services. Having visited the site, Members did not consider the proposal to be out of character with the surrounding area, and were satisfied that it would not seriously affect the amenities of no. 1 Woodlands Close.

40. S/1797/04/F - HIGHFIELDS CALDECOTE

House and garage on land adjacent 8 East Drive, Caldecote

Members were **MINDED TO APPROVE** the application, subject to it being advertised as a Departure from the Development Plan, being referred to the Secretary of State and not being called in by him for determination unless the applicants shall agree to the prior completion of a Section 106 Legal Agreement for an appropriate financial contribution towards the provision of affordable housing off site, in order to comply with Policy HG7 of the South Cambridgeshire Local Plan 2004. Having visited the site, Members considered that there was no conflict with either Policies SE4 or SE9 of the South Cambridgeshire Local Plan 2004, or Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

41. S/1798/04/F - HIGHFIELDS CALDECOTE

House and Garage on land adjoining 2 and 8 East Drive, Caldecote

Members were **MINDED TO APPROVE** the application, subject to it being advertised as a Departure from the Development Plan, being referred to the Secretary of State and not being called in by him for determination unless the applicants shall agree to the prior completion of a Section 106 Legal Agreement for an appropriate financial contribution towards the provision of affordable housing off site, in order to comply with Policy HG7 of the South Cambridgeshire Local Plan 2004. Having visited the site, Members considered that there was no conflict with either Policies SE4 or SE9 of the South Cambridgeshire Local Plan 2004, or Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

42. S/1740/04/O - HARSTON

Residential Development – land at 18 High Street for Mrs S James

APPROVAL, as amended by Flood Risk Assessment dated 1st October 2004, for the reasons set out in the report from the Director of Development Services and subject to the prior completion of a Section 106 Legal Agreement ensuring that up to 50% of any development would consist of affordable housing and to Conditions 1-5 and 7 referred to in the report.

43. S/1188/04/F - IMPINGTON

Erection of 11 Houses, 2 Flats and garages following demolition of existing dwellings (15-17 Mill Road), 15-17 Mill Road, land to the rear of 13-23 Mill Road and rear of 17-23 Highfield Road for Hogger Homes Ltd

REFUSED, contrary to the recommendation contained in the report. Members were not satisfied with the response from Anglian Water Services Ltd, and expressed concern at the proposed layout of the development, drainage, and potential noise nuisance.

Councillor Mrs JA Muncey (a local Member) voted for refusal, and asked that her name be recorded.

44. S/1172/04/CIRCULAR 18/84 - LONGSTANTON

Continuation of Use of land and buildings as an Immigration Centre for a further temporary period to 31st December 2006, Oakington Barracks, for the Home Office
DEFERRED pending further consideration by Longstanton Parish Council.

45. S/1846/04/F - LONGSTANTON

Resubmission- Balancing Pond and scheme of ditch widening to serve Approved Residential and Commercial Development, land west of Longstanton for Persimmon

Homes (East Midlands) Ltd.

DEFERRED pending consideration by the Land Drainage Advisory Group.

46. **APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the Committee on 1st December 2004
- Appeals withdrawn or postponed
- Advance notification of future local inquiry and Informal Hearing dates (subject to postponement or cancellation)

Members suggested that the high success rate the Council had in winning appeals should be publicised in a press release. However, it would be expedient to wait until the result of the Cottenham Travellers' appeal before finalising this.

Members noted Planning Appeal statistics for the period from 1st July 2004 to 30th September 2004.

47. **DIVERSION OF FOOTPATH 48 (PART) AND CREATION OF NEW FOOTPATH IN GULDEN MORDEN**

The Committee considered a proposal by Cambridgeshire County Council to divert part of Public Footpath no. 48 in Guilden Morden, and create a new footpath in the village.

The report contained detailed comments from the local Member and from the Conservation Area and Design Officer.

RESOLVED that the report be endorsed and that Cambridgeshire County Council be informed that, in respect of the proposal to divert part of Public Footpath no. 48 in Guilden Morden and to create a new footpath in the village, South Cambridgeshire District Council has no objections or adverse comments.

48. **CAMBOURNE SECTION 106 LEGAL AGREEMENT - FACILITIES AND TIMING OF PROVISION**

The Committee received a further report on progress being made by the Developers of Cambourne in complying with their obligations under the Section 106 Legal Agreement dated 20th April 1994.

The New Village/Special Projects Officer (Cambourne) corrected the date of the report to 16th October and explained that there were approximately 1500 occupied homes and progress was being made on the community centre, burial ground and cricket pavilion, while the Multi-Use Games Area was practically complete, as was the skateboard park and allotments. She added that bi-monthly reporting on progress was preferable to monthly, as there was not enough new information to report monthly due to the slow progress being made by the developers. It was noted that the Chairman could make decisions under delegated powers to avoid any unnecessary delays.

Concern was expressed regarding the failure to complete the burial ground and the general slow progress on the promised facilities. A local member expressed concern that a downturn in the housing market made a swift completion of the delayed facilities less likely.

Members commented on the newly opened Caxton by-pass, observing in particular that

- Many vehicles were ignoring the by-pass and continuing through the village.
- High-sided vehicles were prevented from using the by-pass by the bridge on the Bourn road
- Previous efforts to install traffic calming on the A1198 had been refused, as it was a high load road

49. EXCLUSION OF PRESS AND PUBLIC (AGENDA)

The Committee **RESOLVED** that members of the Press and public be excluded during consideration of the following item in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraphs 10, 11 and 13 of Part 1 of Schedule 12A of the Act.

50. DEVELOPMENT AND CONSERVATION CONTROL (DIRECT ACTION) SUB-COMMITTEE

The Committee received the minutes of the Development and Conservation Control (Direct Action) Sub-Committee held on the 22nd October 2004.

The Deputy Director of Development Services reported that the Council's direct action could not be taken until after the judicial review had been determined. He reiterated officers' caution about raising expectations of a rapid resolution of this matter.

It was recognised that press releases to parish magazines could not include up-to-date information because the situation was changing so rapidly. Up-to-date information was available on the Council's website.

Concern was expressed about delay. It was asserted that the Council had to take all appropriate steps to protect its residents against unlawful development. The Council had made representations to the Local Government Association and the Rural Conference about the Government's failure to support Councils in this situation. The Leader of Council and the Deputy Director of Development Services were due to meet soon with representatives of the Office of the Deputy Prime Minister and other local authorities to discuss these concerns.

RESOLVED that the Development and Conservation Control (Direct Action) Sub-Committee be authorised to continue its work, as necessary, for a further three months until February 2005, at which point its continuation would again be reviewed.

The Meeting ended at 5.35 p.m.
