

**ON BEHALF OF Rushcliffe Borough Council**

**Town and Country Planning Act 1990, Section 78 Appeal**

**STATEMENT OF CASE**

**PUBLIC INQUIRY**

<b>PINS Appeal ref:</b>	APP/P3040/W/23/3329235
<b>LPA ref:</b>	22/00319/FUL
<b>Location:</b>	Land To The West Of Wood Lane And Stocking Lane, Kingston Estate, Gotham
<b>Appellant:</b>	Renewable Energy Systems (RES) Ltd
<b>Description:</b>	Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements
<b>Date:</b>	25th March 2024

All documents referred to within this statement and originally submitted with the planning application can be viewed on the Council's website.

Statement prepared by: Emily Temple [BSc \(Hons\) MSc MRTPI](#)  
[Executive Director and Founder](#) | ET Planning

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## **1. INTRODUCTION**

1.1 This Statement of Case (SoC) is in relation to the Public Inquiry regarding the Local Planning Authority's refusal of Full planning application ref. 22/00319/FUL which sought permission for the *'Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements'*.

1.2 The application was refused by Planning Committee on 9<sup>th</sup> March 2023. The decision notice detailing the Council's reasons for refusal are outlined in **Appendix 1** was issued on 13<sup>th</sup> March 2023. A copy of the committee minutes is also attached at **Appendix 2**.

1.3 The application was refused for the following reason:

1. *The proposals would result in substantial harm to the Green Belt by reason of adverse impact on openness, visual amenity and impact on amenity of users of the well-connected nearby Public Rights of Ways and Bridleways which cross or lie adjacent to the application site. The proposed Very Special Circumstances of the wider benefits of renewable energy generation associated with the application (and other wider environmental benefits) do not outweigh the harm to the Green Belt contrary to paragraph 149 of NPPF which requires substantial weight to be given to any harm to the green belt. In these circumstances, the proposed development is therefore considered to be contrary to Policy 16 - Renewable Energy and Policy 21 - Green Belt of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies together with paragraphs 147, 148 and 149 of the NPPF.*

1.4 It is noted that the relevant Framework is now the latest publication dated December 2023.

1.5 I, Emily Temple, hold over 19 years of professional planning experience, both in the public and private sector. I am the Founding Director of ET Planning Ltd, an independent planning consultancy established in March 2017 which is registered with the RTPI. Prior to this, I was for 5 years a Principal Planner and later Associate Director for national planning consultancy Pegasus Group. I also hold seven years' experience working for two different Local Planning Authorities, including five years employed as a Planning Officer and later as a Senior Planning Officer by Wokingham Borough Council between 2007 and 2012. I have appeared as a professional expert witness in numerous appeal Hearings and Public Inquiries on a range of planning and enforcement cases. I hold a Bachelor of Science Honours degree in Environmental Protection awarded by Surrey University, a Masters Degree in Spatial Planning awarded by Oxford Brookes University, and am a Chartered Member of the Royal Town Planning Institute. I am familiar with the site and surrounding area.

## **2. THE SITE AND SURROUNDS**

2.1 The appeal site comprises of undeveloped agricultural land located some 0.7km to the south of Gotham and some 0.75km to the west of East Leake between Stocking Lane to the south and Kegworth Road to the north. The entirety of the appeal site comprises a total of 16 fields, totalling some 80.65 hectares (ha). The site is located entirely within an area of the Nottingham and Derby Green Belt.

2.2 The appeal site is broadly split into two sections; a northern area and a south area separated by a large area of woodland called Leake New Wood. Both compartments lie on elevated, gently undulating land, ranging between 87 – 96 m AOD.

- 2.3 The northern compartment extends across a total of 11 rectilinear agricultural fields, with mature mixed woodland. These include Gotham Wood to the north, Cuckoo Bush to the east, Leake New Wood to the south and Crownend Wood to the west. It is accessed from Wood Lane.
- 2.4 The southern section comprises of 5 fields that also surrounded by pockets of woodland including Oak Wood, Crow Wood and Ash Spinney. The southern section is accessed from Stocking Lane. The north and south areas are both linked by an existing an existing access track through the woodland that is located between them.
- 2.5 The appeal site is primarily adjoined by other agricultural fields and large areas of dense woodland. Rushcliffe golf course and associated clubhouse are located to the north and east of the site. The surrounding area is also by individual farmsteads, sole dwellings.
- 2.6 There are a few pockets of residential and agricultural buildings directly alongside the appeal site. On the northern parcel of land, there is an existing agricultural machinery business and associated dwelling located on the opposite side (north) of Wood Lane. Directly alongside the site (north) is Cuckoo Bush Farm which forms an unoccupied house and farm buildings. There is a detached dwelling known as Pine Lodge that faces towards the northern parcel of land and is also accessed from Wood Lane.
- 2.7 On the southern parcel there is a detached dwelling known as Stone House, another named The Cottage which would be alongside the proposed development. Some 130m to the south of the site is Fox Hill Farm and Fox Hill Barn. It should be noted that Cuckoo Bush Farm, Stone House and The Cottage all fall within the landowner's ownership, nevertheless it does not limit consideration of the effects of the proposal on their respective residents owing to the proposed 40-year period which the installation would be operational for.

- 2.8 The appeal site and surrounding local landscape also accommodate a well-connected network of recreational routes, including a number of Bridleways (BW) which cross or lie adjacent to the site. These include Gotham BW No. 10, 11 and 12 and West Leake BW's No. 5 and 13. West Leake BW No. 5, also known as the Midshires Way, is also a Long-Distance Walking Association (LDWA) Route bordering the boundary of the southern part of the site (Fields 15 and 16).
- 2.9 There are no statutory landscape designations covering the appeal site or its immediate surroundings although there are three Registered Parks and Gardens and one Country Park within the wider landscape to be considered. The appeal site or area is also not identified by the Council as a Valued Landscape.
- 2.10 There are no statutory heritage designations on the appeal site. The nearest designated heritage assets include a total of nine Scheduled Monuments and three Registered Parks and Gardens of Special Historic Interest (PGSHIs) within a 5km radius of the site. A total of 27 Listed Buildings (including two Grade I, one Grade II\* and 24 Grade II) and two Conservation Areas have been identified within a 2km radius and number of Historic Environment Records (HER) were identified within a 1km radius of the, however only two of these lie within the boundary of the application appeal site.
- 2.11 The majority of the appeal site forms agricultural land quality Grade 3b land which does not qualify as 'Best and Most Versatile' agricultural land although has been used for food production.
- 2.12 The appeal site does not lie within any ecological statutory designated sites and there are no internationally designated sites within 15km. There are however five Special Sites of Scientific Interest (SSSIs) and seven Local

Nature Reserves (LNRs) within 5km; the nearest being Rushcliffe Golf Course SSSI located adjacent to Field 15 in the southern section of the site.

### 2.13 Key designations of the appeal site:

- Within the Nottingham and Derby Green Belt
- In close proximity to Gotham BW No. 10, 11 and 12 and West Leake BW's No. 5 and 13. West Leake BW No. 5, also known as the Midshires Way, is also a Long-Distance Walking Association (LDWA) Route bordering the boundary of the southern part of the site (Fields 15 and 16)
- A Total of nine Scheduled Monuments and three Registered Parks and Gardens of Special Historic Interest (PGSHIs) within a 5km radius of the site. A total of 27 Listed Buildings (including two Grade I, one Grade II\* and 24 Grade II) and two Conservation Areas have been identified within a 2km radius and number of Historic Environment Records (HER) were identified within a 1km radius of the, however only two of these lie within the boundary of the application site.
- The majority of the site forms agricultural land quality Grade 3b land which does not qualify as 'Best and Most Versatile' agricultural land. 12. The site does not lie within any ecological statutory designated sites and there are no internationally designated sites within 15km. There are however five Special Sites of Scientific Interest (SSSIs) and seven Local Nature Reserves (LNRs) within 5km; the nearest being Rushcliffe Golf Course SSSI located adjacent to Field 15 in the southern section of the site

### **3. PLANNING HISTORY**

3.1 There is no relevant planning history for the appeal site.

### **4. DESCRIPTION OF THE PROPOSAL**

4.1 The proposal comprises the construction and operation of a solar photovoltaic ('PV') farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancement.

4.2 Planning permission is being sought to operate for 40 years, at which point it would be decommissioned and the land returned to its previous state, with the exception of the DNO substation and the widening of the access, which would remain permanently. The point of connection for the proposed development into the electricity grid is via an overhead line which runs over the site. The proposed development includes the following:

- Rows of solar photovoltaic ('PV') panels.
- Inverters substations.
- Substation compound including a DNO Control Room; and Customer Switchroom.
- Equipment containers
- Internal access tracks.
- Perimeter fencing.
- CCTV cameras.

4.3 The development would consist of solar photovoltaic (PV) panels placed on metal arrays arranged in rows and would include boundary landscaping, perimeter fencing and access. The PV panels would be laid out in rows across the appeal site in an east-west orientation, to face south and mounted at 25 degrees from the horizontal, with a maximum height of less



than 3.1m. The arrays would be spaced to avoid any overshadowing of one another with topography dictating exact row spacing, but generally they would be some 6.3m apart.

4.4 Plant and other equipment to support the generation of electricity would be located around the appeal site adjacent to internal tracks to ensure access can be achieved for maintenance purposes. The internal tracks would have a width of some 4m and would be constructed with crushed aggregate. The supporting equipment includes inverter stations positioned throughout the appeal site.

## **5. NATIONAL AND LOCAL PLANNING POLICY AND LEGISLATION**

### The Development Plan

5.1 The Development Plan for Ruschliffe Borough Council comprises of the following documents:

- Local Plan Part 1: Core Strategy (LPP1) (2014)
- Local Plan Part 2: Land and Planning Policies (LPP2) (2019)
- Policies Map (PM)

5.2 The relevant policies to this appeal are as follows:

- LPP1 Policy 1 Presumption in Favour of Sustainable Development
- LPP1 Policy 2 Climate Change
- LPP1 Policy 4 Nottingham-Derby Green Belt
- LPP1 Policy 10 Design and Enhancing Local Identity
- LPP1 Policy 11 Historic Environment
- LPP1 Policy 15 Transport Infrastructure Priorities
- LPP1 Policy 17 Biodiversity
- LPP2 Policy 1 Development Requirements
- LPP2 Policy 16 Renewable Energy
- LPP2 Policy 17 Managing Flood Risk
- LPP2 Policy 18 Surface Water Management
- LPP2 Policy 21 Green Belt

- LPP2 Policy 28 Conserving and Enhancing Heritage Assets
- LPP2 Policy 29 Development affecting Archaeological Sites
- LPP2 Policy 32 Recreational Open Space
- LPP2 Policy 33 Local Green Space
- LPP2 Policy 34 Green Infrastructure and Open Space Assets
- LPP2 Policy 37 Trees and Woodlands
- LPP2 Policy 38 Non-Designated Biodiversity Assets & Wider Ecological Network
- LPP2 Policy 40 Pollution and Land Contamination

5.3 The northern section of the appeal site falls within the area covered by the Gotham Neighbourhood Plan.

5.4 The southern section of the appeal site abuts an identified ridgeline covered by the East Leake Neighbourhood Plan.

5.5 Having regard to the Local Plan Policies Map and the Adopted Nottinghamshire Minerals Local Plan, it should be noted that the appeal site is also located within a Mineral Safeguarding Area (Tutbury Gypsum) under LPP2 Policy 42.

5.6 A copy of the above planning policies have been submitted to the Planning Inspectorate (PINs) as part of the initial appeal questionnaire and are therefore not repeated in full here.

#### Supplementary Planning Documents/Guidance

5.7 Rushcliffe Borough Council Solar Farm Development Planning Guidance (published November 2022) applies to this proposal.

5.8 Landscape Character Assessment

### National Planning Policy Framework and Guidance

5.9 The National Planning Policy Framework (the Framework) was first published on 27<sup>th</sup> March 2012 and has subsequently been updated, most recently in December 2023, after the determination of the application at this appeal.

5.10 The Framework is a material consideration in all planning decisions and sets out the Government's planning policies for England and how these should be applied. It also provides a Framework within which locally prepared plans for housing and other development can be produced. At the heart of the Framework is a presumption in favour of sustainable development. The document, as a whole, forms a key and material consideration in the determination of any planning permission. The supporting National Planning Policy Guidance (NPPG) is also a material consideration for decision making. The sections of relevance to this appeal are:

- Chapter 2: Achieving sustainable development
- Chapter 9: Promoting sustainable transport
- Chapter 12: Achieving well-designed places
- Chapter 13: Protecting Green Belt Land
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

5.11 National Policy Statements for Energy EN1 and EN3 and the PPG on renewable and low carbon energy applies and are material considerations in the determination of this appeal.

## **6. CONSULTATIONS RESPONSES**

6.1 The appeal application stage was informed by a number of representations received from residents and relevant consultees, the full details of which have been provided to the Inspectorate with the questionnaire.

## **7. THE CASE ON BEHALF OF THE LOCAL PLANNING AUTHORITY**

### Introduction

- 7.1 The Committee minutes provided as part of **Appendix 2** set out why this scheme was considered unacceptable. The minutes should be read in connection with this Statement of Case and future Proofs of Evidence.
- 7.2 As far as can be foreseen, the documents the Council intends to rely on during the course of the Inquiry have been referred to in this statement. The LPA reserve the right to refer to any updated documents if and when the documents referenced have been superseded or any other appeals or case law which come to light which are considered relevant.
- 7.3 Due to the number of applications for Solar PV development that have recently come forward within the Borough, the Council are currently preparing a Solar Sensitivity Study for the Borough as a whole. This will be made available to all parties if it has been finalised for public publication by the date of the appeal Inquiry.
- 7.4 A summary of each issue/reason for refusal and the Council's position in relation to that reason, has been set out below. It is noted that at the time of the decision, the Framework of focus was dated July 2021. Subsequently, the Framework has been revised several times with the latest edition being the dated December 2023. As such, paragraph numbers between the two documents will have changed and the relevant updated numbers will be referenced below.

### **Refusal Reason – Green Belt**

- 7.5 The refusal reason has two components; focusing on impacts to the Green Belt and impact on amenity. The latter will be discussed further below.

Part of refusal reason 1 relates to the Green Belt location of the site. It will be evidenced as part of the Council's proof of evidence that the site comprises inappropriate development and is therefore harmful to the Green Belt. Further to this, it will be detailed how Very Special Circumstances are not considered to exist to clearly outweigh the harm by reason of inappropriateness, adverse impact on openness, and any other harms, inclusive of those to be considered as part of the amenity considerations as set out in para 7.8 below, in order to justify the development.

7.6 The Appellant states within their statement of case that part of the reason for why the development proposal has been located in this area is that is they need to be within 2km of the Grid Connection and that anything beyond this would not be economically feasible. This is contested by the Council as the Appellant has failed to provide viability evidence to support their point. Furthermore, the Appellant has not demonstrated that even within this 2km area, there are no reasonable alternative sites that are better performing.

7.7 As such, the proposal is contrary to the Framework Paragraph 152, 153 and 154 of the NPPF as well as Policies 16 and 21 of the Local Plan Part 2 (LPP2).

#### Amenity

7.8 The Council's proof of evidence will explain the harmful impact of the proposed development on landscape visual amenities, as well as the amenities of those who use the public rights of way which cross or lie adjacent to the site. These harms tie back, and must be considered as part of the Green Belt Very Special Circumstances test in the planning balance. As such, the proposal is contrary to Policy 16 of the Local Plan Part 2.

## **8. CONCLUSION**

- 8.1 In summary, the appeal development is contrary to the Development Plan. In accordance with Paragraph 12 of the Framework, the statutory status of the Development Plan is the starting point for Paragraph 12 advises that *"where a planning application conflicts with an up-to-date development plan permission should not usually be granted"*. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that *"where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise."* In this case, the material considerations do not outweigh the Development Plan policies, which are afforded full weight. Furthermore, the Very Special Circumstances advanced do not clearly outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal.
- 8.2 Accordingly, and for the reasons provided above and those which will be elaborated on within the Proof of Evidence, the Council respectfully requests that the Inspector dismiss the appeal.
- 8.3 In accordance with planning appeal procedures, a list of recommended planning conditions will follow as part of any forthcoming Statement of Common Ground.



RUSHCLIFFE BOROUGH COUNCIL  
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

## NOTICE OF REFUSAL OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Ms Sarah Rocks  
Beaufort Court  
Egg Farm Lane  
Kings Langley  
Hertfordshire  
WD4 8LR

**REFERENCE NO :** 22/00319/FUL

**APPLICANT :** Ms Sarah Rocks

**DEVELOPMENT :** Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements

**LOCATION :** Land To The West Of Wood Lane And Stocking Lane Kingston Estate Gotham Nottinghamshire NG11 0LF

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 18 February 2022, for the above development hereby in pursuance of their powers under the above-mentioned Act,

## REFUSE PERMISSION

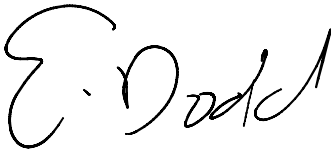
for the development described in the application for the reason set out below:-

**The proposals would result in substantial harm to the Green Belt by reason of adverse impact on openness, visual amenity and impact on amenity of users of the well-connected nearby Public Rights of Ways and Bridleways which cross or lie adjacent to the application site. The proposed Very Special Circumstances of the wider benefits of renewable energy generation associated with the application (and other wider environmental benefits) do not outweigh the harm to the Green Belt contrary to paragraph 149 of NPPF which requires substantial weigh to be given to any harm to the green belt. In these circumstances, the proposed development is therefore considered to be contrary to Policy 16 - Renewable Energy and Policy 21 - Green Belt of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies together with paragraphs 147, 148 and 149 of the NPPF.**



In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure (England) Order) 2010 as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application seeking appropriate amendments and information to allow it to make an informed recommendation. This recommendation was carefully considered by the Planning Committee and although planning permission has been refused contrary to recommendation the reasons for refusal are precise and clearly defined.

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>



.....  
Authorised Officer on behalf of Rushcliffe Borough Council  
13th March 2023



**MINUTES  
OF THE MEETING OF THE  
PLANNING COMMITTEE  
THURSDAY, 9 MARCH 2023**

Held at 2.30 pm in the Council Chamber, Rushcliffe Arena,  
Rugby Road, West Bridgford  
and live streamed on Rushcliffe Borough Council YouTube channel

**PRESENT:**

Councillors R Butler (Chairman), Mrs M Stockwood (Vice-Chairman), N Clarke, D Mason, J Murray, A Phillips, V Price, F Purdue-Horan, C Thomas and R Upton

**ALSO IN ATTENDANCE:**

Councillors Shaw and Way and 40 members of the public

**OFFICERS IN ATTENDANCE:**

L Ashmore	Director of Development and Economic Growth
A Baxter	Senior Area Planning Officer
P Cook	Principal Planning Officer
E Dodd	Planning Manager - Development
C Miles	Area Planning Officer
H Tambini	Democratic Services Manager
A Walker	Solicitor

**APOLOGIES:**

Councillors B Bansal, S Bailey, L Healy and J Walker

**36 Declarations of Interest**

Councillor Thomas declared a non-pecuniary interest as a Ward Councillor in application 22/00319/FUL and would remove herself from the discussion and vote for this item.

Councillor Butler declared a non-pecuniary interest as a Ward Councillor in application 23/00189/ADV and would remove himself from the discussion and vote for this item

**37 Minutes of the Meeting held on 4 January 2023**

The minutes of the meeting held on 4 January 2023 were approved as a true record and signed by the Chairman.

**38 Planning Applications**

The Committee considered the written report of the Director – Development and Economic Control relating to the following applications, which had been circulated previously.

Councillor Thomas removed herself from the meeting for this item.

**22/00319/FUL – Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements – Land to the west of Wood Lane and Stocking lane, Kingston Estate, Gotham**

### **Updates**

Additional representations were received after the agenda was published and were circulated to the Committee before the meeting.

A copy of a plan highlighting views from various locations on the site was circulated at the meeting

In accordance with the Council's Public Speaking Protocol for Planning Committee, Ms C Chamberlain (on behalf of the Applicant), Mr P Mostyn (objector) and Councillor Thomas (Ward Councillor) addressed the Committee.

Whilst acknowledging the wider benefits of renewable energy and supporting its use, members of the Committee stated that a balance needed to be struck and expressed concern that the proposed size of the site would cause substantial harm to the Greenbelt and the open nature of the site, and that the proposed landscaping measures would not mitigate the substantial visual impact that this development would have. Members of the Committee went on to say that they did not consider 40 years to be temporary and if this application was to be allowed it would spoil the enjoyment of many, as this was a well-used recreational open space and that the very special circumstances referred to in the National Planning Policy Framework had not been sufficiently demonstrated to outweigh the significant harm that would be caused.

### **DECISION**

#### **PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASON**

The proposals would result in substantial harm to the Green Belt by reason of adverse impact on openness, visual amenity, and impact on amenity of users of the well-connected nearby Public Rights of Ways and Bridleways, which cross or lie adjacent to the application site. The proposed Very Special Circumstances of the wider benefits of renewable energy generation associated with the application (and other wider environmental benefits) do not outweigh the harm to the Green Belt contrary to which paragraph 149 of NPPF which requires substantial weight to be given to any harm to the Green Belt. In these circumstances, the proposed development is therefore considered to be contrary to Policy 16 – Renewable Energy and Policy 21 – Green Belt of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies together with paragraphs 147, 148 and 149 of the NPPF.

Councillor Thomas re-joined the meeting.

Councillor Butler removed himself from the meeting for this item.

**23/00189/ADV – Display a free standing non illuminated sign on either side of vehicular entrance to the site – Rushcliffe Oaks, Main Road, Cotgrave**

There were no updates for this item.

**DECISION**

**ADVERTISEMENT CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. All advertisements displayed, and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any hoarding, structure, sign, placard, board, or device erected or used principally for the purpose of displaying advertisements, shall be maintained in a safe condition.
3. Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road or traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway, or aerodrome (civil or military).

[1 to 5 above to comply with the requirements of the above-mentioned Regulations].

6. This consent relates to the following plans and supporting information:

Drawing no. Block Plan showing location of signs and Elevation drawing showing design of the signs.

[For the avoidance of doubt and in the interests of visual amenity to comply with Policy 1 of Local Plan Part 2, Development Requirements].

Councillor Butler re-joined the meeting.

**39 Planning Appeals**

The Planning Appeal Decisions report was noted.