



# Havering

L O N D O N   B O R O U G H

## PLANNING COMMITTEE AGENDA

<b>7.30 pm</b>	<b>Thursday 14 May 2020</b>	<b>Virtual Meeting</b>
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Members 8: Quorum 4

### COUNCILLORS:

**Conservative Group  
(4)**

Robby Misir (Chairman)  
Carol Smith (Vice-Chair)  
Philippa Crowder  
Matt Sutton

**Residents' Group  
(1)**

Stephanie Nunn

**Upminster & Cranham  
Residents Group'  
(1)**

John Tyler

**Independent Residents  
Group  
(1)**

David Durant

**Labour Group  
(1)**

Paul McGeary

**For information about the meeting please contact:  
Richard Cursons 01708 432430  
[richard.cursons@onesource.co.uk](mailto:richard.cursons@onesource.co.uk)**

**To register to speak at the meeting please call 01708 433100  
Before 5.00pm on Tuesday 12 May 2020**

## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

# DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



## **AGENDA ITEMS**

### **1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **2 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interest in an item at any time prior to the consideration of the matter.*

### **3 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will give any announcements.

### **4 PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS (Pages 1 - 4)**

To be noted.

### **5 MINUTES (Pages 5 - 8)**

To approve as a correct record the minutes of the meeting of the Committee held on 12 March 2020 and to authorise the Chairman to sign them.

### **6 P1882.19 - WENNINGTON QUARRY, NEW ROAD, RAINHAM (Pages 9 - 16)**

**Andrew Beesley**  
**Head of Democratic Services**



## **LONDON BOROUGH OF HAVERING**

### **PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS**

#### **1. Introduction**

In accordance with the Local Authority and Police Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings (England and Wales) Regulations 2020, all Planning Committee hearings held during the Covid-19 restrictions will take place using a 'virtual' format. This document aims to give details on how the meetings will take place and establish some rules of procedure to ensure that all parties find the meetings productive.

#### **2. Prior to the Hearing**

Once the date for a meeting has been set, an electronic appointment will be sent to all relevant parties. This will include a link to access the virtual meeting as well as guidance on the use of the technology involved.

#### **3. Format**

For the duration of the Covid-19 restrictions period, all Planning Committee meetings will be delivered through conference call, using Zoom software. This can be accessed using a PC, laptop or mobile/landline telephone etc. and the instructions sent with meeting appointments will cover how to do this.

#### **4. Structure of the Meeting**

Although held in a virtual format, Planning Committee Meetings will follow the standard procedure with the following principal stages. Committee Members may ask questions of any party at any time. Questions are however, usually taken after each person has spoken.

- The Planning Officer presents their report (no time limit).
- Objectors to the application make their representations. Parties who are speaking should not repeat the information, which they have already given in writing in their representation. However, they will be able to expand on the written information given, provided the information remains relevant (3 minutes per registered objector).
- The applicant responds to the representations made (3 minutes).
- The Councillor who has called in the application (3 minutes).
- Ward Councillors for the area affected by the application (3 minutes per Councillor).
- The Planning Officer will then present a summary of the material planning considerations (no time limit).
- The Planning Committee members will then debate the item.

- The Clerk will ask members of the Committee to indicate which way they wish to vote and the Clerk will announce the decision of the Committee.

## **5. Technology Issues**

An agenda setting out the items for the meeting will be issued in advance, to all parties in accordance with statutory timetables. This will include details of the applications together with all representations on the matter. The agenda will also be published on the Council's website – [www.havering.gov.uk](http://www.havering.gov.uk) in the normal way.

All parties should be aware that the sheer volume of virtual meetings now taking place across the country has placed considerable strain upon broadband network infrastructure. As a result, Zoom meetings may experience intermittent faults whereby participants lose contact for short periods of time before reconnecting to the call. The guidance below explains how the meeting is to be conducted, including advice on what to do if participants cannot hear the speaker and etiquette of participants during the call.

Members and the public will be encouraged to use any Zoom video conferencing facilities provided by the Council to attend a meeting remotely. If this is not possible, attendance may be through an audio link or by other electronic means.

Remote access for members of the public and Members who are not attending to participate in the meeting, together with access for the Press, will be provided via a webcast of the meeting at [www.havering.gov.uk](http://www.havering.gov.uk).

If the Chairman is made aware that the meeting is not accessible to the public through remote means, due to any technological or other failure of provision, then the Chair shall temporarily adjourn the meeting immediately. If the provision of access through remote means cannot be restored within a reasonable period, then the remaining business will be considered at a time and date fixed by the Chairman. If he or she does not fix a date, the remaining business will be considered at the next scheduled ordinary meeting.

## **6. Management of Remote Meetings for Members**

The Chairman will normally confirm at the outset and at any reconvening of a Planning Committee or Cabinet meeting that they can see and hear all participating members. Any Member participating remotely should also confirm at the outset and at any reconvening of the meeting that they can see and hear the proceedings and the other participants.

The attendance of Members at the meeting will be recorded by the Democratic Services Officer. The normal quorum requirements for meetings as set out in the Council's Constitution will also apply to a remote meeting.

If a connection to a Member is lost during a meeting of the Planning Committee, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Member who was disconnected will not be able to vote on the matter under discussion, as they would not have heard all the facts.

## **7. Remote Attendance of the Public**

Any member of the public participating in a meeting remotely in exercise of their right to speak at a Planning Committee or other meeting must meet the same criteria as members of the Committee (outlined above) in terms of being able to access and, where permitted, speak at the meeting. The use of video conferencing technology for the meeting will facilitate this and guidance on how to access the meeting remotely will be supplied by the clerk.

## **8. Etiquette at the meeting**

For some participants, this will be their first virtual meeting. In order to make the hearing productive for everyone, the following rules must be adhered to and etiquette observed:

- The meeting will be presided over by the Chairman who will invite participants to speak individually at appropriate points. All other participants will have their microphones muted by the Clerk until invited by the Chairman to speak;
- If invited to contribute, participants should make their statement, then wait until invited to speak again if required;
- If it is possible, participants should find a quiet location to participate in the Zoom meeting where they will not be disturbed as background noise can affect participants.
- The person speaking should not be spoken over or interrupted and other participants will normally be muted whilst someone is speaking. If there are intermittent technological faults during the meeting then the speaker will repeat from the point where the disruption started. Whilst intermittent disruption is frustrating, it is important that all participants remain professional and courteous.

## **9. Meeting Procedures**

Democratic Services Officers will facilitate the meeting. Their role will be to control conferencing technology employed for remote access and attendance and to administer the public and Member interaction, engagement and connections on the instruction of the Chairman.

The Council has put in place a technological solution that will enable Members participating in meetings remotely to indicate their wish to speak via this solution.

The Chairman will follow the rules set out in the Council's Constitution when determining who may speak, as well as the order and priority of speakers and the content and length of speeches in the normal way.

The Chairman, at the beginning of the meeting, will explain the protocol for Member and public participation and the rules of debate. The Chairman's ruling during the debate will be final.

Members are asked to adhere to the following etiquette during remote attendance of the meeting:

- Committee Members are asked to join the meeting no later than fifteen minutes before the start to allow themselves and Democratic Services Officers the opportunity to test the equipment.
- Any camera (video-feed) should show a non-descript background or, where possible, a virtual background and members should be careful to not allow exempt or confidential papers to be seen in the video-feed.
- Rather than raising one's hand or rising to be recognised or to speak, Members should avail themselves of the remote process for requesting to be heard and use the 'raise hand' function in the chat box.
- Only speak when invited to by the Chair.
- Only one person may speak at any one time.
- When referring to a specific report, agenda page, or slide, participants should mention the report, page number, or slide so that all members have a clear understanding of what is being discussed at all times

The Chairman will explain, at the relevant point of the meeting, the procedure for participation by registered public objectors, which will reflect the procedures outlined above. Members of the public must adhere to this procedure otherwise; they may be excluded from the meeting.

For voting, the Democratic Services Officer will ask Members to indicate their vote – either FOR, AGAINST or ABSTAIN, once debate on an application has concluded.

The Democratic Services Officer will clearly announce the result of the vote and the Chairman will then move on to the next agenda item.

Any Member participating in a remote meeting who declares a disclosable pecuniary interest, or other declarable interest, in any item of business that would normally require them to leave the room, must also leave the remote meeting. The Democratic Services Officer or meeting facilitator, who will also invite the relevant Member by link, email or telephone to re-join the meeting at the appropriate time, using the original meeting invitation, will confirm the departure.

#### **10. After the Hearing - Public Access to Meeting Documentation following the meeting**

Members of the public may access minutes, decision and other relevant documents through the Council's website. [www.havering.gov.uk](http://www.havering.gov.uk)

For any further information on the meeting, please contact [richard.cursons@onesource.co.uk](mailto:richard.cursons@onesource.co.uk), tel: 01708 432430.



**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
Council Chamber - Town Hall  
12 March 2020 (7.30 - 7.45 pm)**

**Present:**

**COUNCILLORS: 6**

**Conservative Group** Robby Misir (in the Chair) Carol Smith (Vice-Chair) and Matt Sutton

**Residents' Group** Stephanie Nunn

**Upminster & Cranham  
Residents' Group** John Tyler

**Independent Residents  
Group**

**Labour Group** Paul McGeary

Apologies were received for the absence of Councillors Philippa Crowder and David Durant.

5 members of the public were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

**30 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**31 MINUTES**

The minutes of the meeting held on 13 February 2020 were agreed as a correct record and signed by the Chairman.

**32 P1881.19 - 68 BURLINGTON AVENUE**

Members considered the report noting that it was an application by a member of the Council's staff.

It was **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions set out in the report.

**33 STOPPING UP ORDER & DIVERSION ORDER - PUBLIC FOOTPATH 260 (2)**

The Committee considered the report and **RESOLVED**

(a) to authorise the stopping up and diversion of Public Footpath 260 (current route of the Footpath was shown zebra hatched on the Plan, proposed diversion route of the Footpath was shown shaded grey on the Plan) in accordance with the procedure set out in sections 257, 259 and Schedule 14 of the Town and Country Planning Act 1990, subject to:

- the grant and lawful implementation of planning permission application reference P0751.19;
- payment, by the applicant, of all costs associated with the stopping up and diversion;
- any direction by the Secretary of State

on the following basis:

if no objections were received or any objections received were withdrawn, then the stopping up and diversion order would be confirmed by officers;

if objections were received from a local authority or National Park Authority (and were not withdrawn), or other objections were received (and not withdrawn) and the Secretary of State decides that an inquiry was necessary, the Council should cause a local inquiry to be held.

(b) to delegate authority to the Assistant Director of Environment to do anything necessary and incidental to facilitate the process of stopping up and diverting the Footpath pursuant to section 257 of the Town and Country Planning Act 1990.

**34 STOPPING UP ORDER - LAND AT 35-43 NEW ROAD AND AUTOPRO CENTRE**

The Committee considered the report and **RESOLVED**

(a) to authorise the stopping up of the highway land at New Road Rainham shown zebra hatched on the Plan, in accordance with the procedure set out in section 252 of the Town and Country Planning Act 1990,

subject to:

- the lawful implementation of planning permission application reference P1241.17;
- payment, by the applicant, of all costs associated with the stopping up;
- any direction by the Mayor of London

on the following basis:

if no objections were received (or any objections received were withdrawn), or the Mayor of London decided a local inquiry was unnecessary, then the stopping up order would be confirmed by officers;


if objections were received from a local authority, statutory undertaker or gas transporter (and were not withdrawn), or other objections were received (and not withdrawn) and the Mayor of London decided that an inquiry was necessary, the Council should cause a local inquiry to be held.

(b) to delegate authority to the Assistant Director of Environment to do anything necessary and incidental to facilitate the process of stopping up the highway pursuant to section 247 of the Town and Country Planning Act 1990.

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**Chairman**

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 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>14 May 2020</b>
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<b>Application Reference:</b>	P1882.19
<b>Location:</b>	Wennington Quarry, New Road, Rainham
<b>Ward:</b>	<b>Rainham and Wennington</b>
<b>Description:</b>	Variation of Condition 11 of planning permission (Ref: P1407.13) dated 04/05/2017 granted for mining and extraction of materials from the site. The variation in condition would allow vehicles to enter the site prior to 08:00 to avoid waiting/parking on A1306.
<b>Case Officer:</b>	Habib Neshat
<b>Reason for Report to Committee:</b>	A Councillor call-in has been received which accords with the Committee Consideration Criteria.

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## 1 BACKGROUND

- 1.1 Planning permission has been granted for the extraction of mineral from the site. The development has commenced and works of extraction is under way. There are conditions which restrict the hours of the operation on site together with the movement of Heavy Goods Vehicle (HGVs) entering the site. The application seek to vary a condition which prevents HGVs entering the site before 8am.
- 1.2 Given the variation in traffic conditions, there have been occasions where HGV's have arrived at the site before 8am and have to wait on the road or pull onto the verge until the site is opened. There has been a growing concern that the HGVs parking on the road cause road safety hazards as well as damage to the grass verge.
- 1.3 Cllr David Durant – has called in the application. In order to establish the need for the variation, the number of vehicles involved, duration and to ensure, if approved, that suitable conditions are attached.

## **2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The variation of the condition would allow HGVs to enter the site before 8am, thereby obviating the need for parking within the vicinity of the entrance gate on the main road. Consequently this would result in avoiding obstruction of the highways and reducing the risk to road safety hazards. The site entrance and vehicle waiting area is some distance from residential properties and the waiting of vehicles in the site is not considered to impact on residential amenity.
- 2.2 Conditions would be imposed to ensure the impact of the development upon the social and environmental factors would remain acceptable.

## **3 RECOMMENDATION**

- 3.1 That the Committee resolve to grant planning permission subject to the terms of the deed of variation pursuant to Sections 106 and 106A of the Town and Country Planning Act 1990 (as amended) carrying forward the terms of the existing unilateral undertaking (planning obligation and the following conditions

### **Conditions**

- 1 Commencement time limit deleted
- 2 According to plans
- 3 Temporary period for 9 years from commencement
- 4 Phased development
- 5 All structures (machinery, plant, road, hardstanding) removed no later than 9 years or if disused.
- 6 Restoration of land if operation ceased after 12 months.
- 7 Tonnage limitation for removal and imported materials.
- 8 Control with respect to imported recycling waste materials
- 9 Recording of monthly output of materials
- 10 Limitation in the stockpiling of materials (height)
- 11 Total number and the hours of the HGV movement to and from the site.
- 12 Written record of vehicular movement
- 13 Hours of the operation
- 14 Archaeology
- 15 Water Quality and Quantity monitoring
- 16 Hydrological
- 17 Drainage Strategy
- 18 Contamination
- 19 Planting

- 20 Topsoil restoration
- 21 Control in topsoil removal (seasonal and moisture content)
- 22 Control in stripping, handling and restoration of top soil (origins, quality, quantity and depth).
- 23 Control over the excavation and lorry movement over land
- 24 Control over the forming, planting and maintenance of soil storage bunds around the site
- 25 Advance warning for stripping of soil
- 26 Quality of finished topsoil.
- 27 Control over the final levels.
- 28 Control over bringing the land back into quality agricultural condition
- 29 Vehicle cleansing
- 30 Road safety audit
- 31 Freight Management Plan
- 32 Noise levels
- 33 Air quality assessment.
- 34 Vibration
- 35 External lighting
- 36 Removal of permitted development rights.
- 37 No process or treatment of materials on land with respect to phase 6 and 7

#### **4. PROPOSAL AND LOCATION DETAILS**

##### **Proposal**

- 4.1 The proposal is to vary one of the condition imposed on a planning permission granted on appeal in 2017 for the mining and extraction of mineral from the site.
- 4.2 Currently there are two inter-relating conditions controlling the movement of HGVs to the site

Condition 11 requires;

“The total number of heavy goods vehicle movements in and out of the site associated with the development hereby permitted shall not exceed the following limits:

- a) 270 movements (135 in and 135 out) per day Monday to Friday; and
- b) 136 movements (68 in and 68 out) per day on Saturdays.

No vehicle movements in or out of the site shall take place outside the hours of operation authorised or on Sundays and Public and Bank Holidays.

The hours of the operation is currently contained within condition 13 which specifies;

Condition 13 requires

Except in emergencies, when the Local Planning Authority for minerals and waste shall be notified as soon as possible, operations authorised by this permission shall only be undertaken during the following times:

- c) 08:00 hours to 18:00 hours Monday to Friday; and
- d) 08:00 hours to 13:00 hours on Saturdays and at no other times including Sundays, Bank or Public Holidays.

Notwithstanding the details shown on Drawing No. 1308/W/2 v11, activities in the southern half of the site (Phases 6 and 7) shall only take place between the following times:

- a) 09:00 hours to 18:00 hours Monday to Friday; and
- b) 09:00 hours to 13:00 hours on Saturdays and at no other times including Sundays, Bank or Public Holidays.

It is proposed to change condition 11 as follows;

The total number of heavy goods vehicle movements in and out of the site associated with the development hereby permitted shall not exceed the following limits:

- e) 270 movements (135 in and 135 out) per day Monday to Friday; and
- f) 136 movements (68 in and 68 out) per day on Saturdays.

*No vehicle movements in or out of the site shall take place outside the following hours*

*07:00 hours to 18:00 hours Monday to Friday; and*

*07:00 hours to 13:00 hours on Saturdays*

*Any vehicle movements between 07:00 hours to 08:00 hours Monday to Saturdays shall be limited to parking/waiting on site for operations to start in accordance with the authorised hours of operation.*

*There shall be no vehicular movement to and from the site on Sundays and Public and Bank Holidays*



The change of condition in this manner would ensure that the limitation in hours of operation would not be altered.

#### **4. Site and Surroundings**

- 4.3.1 The application site is approximately 1 km south east of the village of Rainham and is a rough square plot extending to some 26 hectares. It is bound to the north by East Hall Lane, and further north by land which forms part of East Hall Farm. To the east the site is bounded by the A1306 (New Road) and to the west the site is bounded by Church Lane. To the south of the site is Wennington Road.
- 4.3.3 The nearest dwellings are on Church Lane and A1306, with their curtilage directly adjoining the application site.
- 4.3.4 The land is currently used for extraction of sand and gravel and some processing and storage of material. The materials are moved from the site by HGV vehicles.
- 4.3.5 The site forms part of the Metropolitan Green Belt and also forms part of the Thames Chase Community Forest. The site is partially located with flood zone 2 and partially within flood zone 3. The nearby ecological designations, the inner Thames Marshes SSSI and Rainham Marshes Nature Reserve is about 1 km south west of the site.

#### **Relevant Planning History;**

- 4.3.6 On 04/05/2017 planning permission (Ref: P1407.13) was granted on appeal for the winning and working of minerals, the erection of a low profile processing plant, workshop, site office, welfare unit, weighbridge and wheel cleaner and other ancillary buildings with restoration using pre-treated imported suitable inert materials to return the land to agricultural use. This was a conditional planning permission granted on appeal. The planning permission was also subject of a unilateral agreement for the provision for a highway contribution, a traffic management routing schedule and a local liaison group.
- 4.3.7 On 11-10-18 condition discharge (Ref; Q0258.17) was approved.

#### **5 Consultation**

- 5.1 A total of 151 neighbouring occupants/owners were invited to comment on the proposal. No comments has been received.

### **Internal and External Consultation:**

- 5.8 The following bodies have been notified of the application;
- The Highway Authority,  
Environmental Health,  
Waste and Recycling,  
Thames Water,  
Essex and Suffolk Water,  
National Grid (gas and electricity),  
RSPB, Rainham Conservation & Improvement Society,  
Fire brigade,  
Tree officer,  
Health and Safety Executive,  
Regeneration and partnership,  
Environment Agency,  
Natural England,  
Greater London Authority,  
Transport for London,  
National Planning Casework Unit,  
Campaign for the Protection of Rural England,  
The Ward Councillors were notified.

Apart from calling in the application by a Ward Member, no other reply has been received.

Cllr David Durant – has called in the application. to establish the need for the variation, the number of vehicles involved, duration and to ensure, if approved, that suitable conditions are attached.

## **6 MATERIAL PLANNING CONSIDERATIONS**

- 6.1 The principle of the development subject to conditions and unilateral undertaking has been accepted on the site. The works of mining and extraction is currently underway.
- 6.2 The main planning issues raised by the application that the committee must consider are:
- The safety of the Highways condition
  - and impact upon amenities in terms of noise.;

- 6.3 The planning permission is subject to an unilateral undertaking (planning obligation), requiring the formation of a working party to observe the operation of the site. The working party has been formed and there appear to be regular meetings.
- 6.4 At the most recent meeting the local residents raised concerns that HGV lorries arriving early to collect material were parking on the A1306 and the verge until the quarry gates were opened at 0800. The concern was raised that the parking of the HGVs raises significantly road safety issues.
- 6.5 At the Liaison Meeting IVL were asked to submit a simple application to request a variation that would allow the quarry gates to be opened. It was agreed that this simple solution would address the issues.
- 6.6 It should be noted that there would be no requirement to vary any of the operating hours of 0800 - 1800 Monday to Friday and 0800 - 1300 Saturday in the main operational area, nor there are any proposal to park any vehicles in the South West operations area where the hours are slightly different.
- 6.7 The proposal to allow the HGVs to enter the site would avoid any potential road safety hazard to the road users within the vicinity of the site. The proposal would not change the hours of the operation on site. It means simply the HGVs entering the site would wait in their cab before the hours of operation commences. Therefore, the proposal in highway safety terms is considered acceptable.
- 6.8 It would appear there may be some concern with respect to likely increase in the noise from the HGVs entering the site before 8am. Policy DC55, explains that Planning permission will not be granted if it will result in exposure to noise or vibrations above acceptable levels affecting a noise sensitive development such as all forms of residential accommodation, schools and hospitals.
- 6.9 However, it is considered that there would not be any additional noise, that would affect the noise as the lorries are already 'in the system' and all they would to do is park (i.e. no loading,). The entrance to the site and the area where the HGVs would be parking is located at a significant distance to the nearest dwellings. It is not anticipated the level of noise to increase to a level which could raise any significant concern.
- 6.10 In any event there are other conditions which have specifically been designed to address the control of noise and vibration.
- 6.11 This is a Section 73 application which in effect would result in the grant of a new planning permission. The approved scheme has been subject to restrictive conditions to minimise the impact of the development upon the social and environmental factors. Therefore any relevant conditions with

respect to the approved scheme capable of controlling the use, the operation and the final restoration of the site would need to be re-imposed.

- 6.12 Furthermore, the approval would also need to ensure the legal agreement with respect to the working of the liaison group and other relevant terms with respect to ongoing operation of the site would also continue to function in the same format. Therefore a deed of variation would be necessary to carry forward the ongoing terms for the duration of the development.

## **7 Financial and Other Mitigation**

- 7.1 The council introduced the Community Infrastructure levy (CIL) with effect from 15<sup>th</sup> September 2019. The CIL charge covers a wide range of infrastructure as set out in the regulation 123 list. CIL is chargeable on the relevant net additional floorspace created by the development. The proposal would not increase any floorspace and hence it would not be CIL liable.

## **8. Conclusions**

- 8.1 The proposal is made in a response to a request from the Liaison Group to address the concern of early arrivals parking on the A1306 and verges. The proposal would improve the highways safety and the free flow of traffic without compromising the amenities of the local residents.