
STANDARDS COMMITTEE14 OCTOBER 2015

Present:- Councillor R A Heaney (Chairman), Councillor P B Honeywood (Vice-Chairman), Councillor J Broderick, Councillor F H Nicholls, Councillor G D Steady (In the Chair for item no. 11) and Councillor E F Whitmore

Also Present:- Councillor J Brown

In Attendance:- Monitoring Officer (Lisa Hastings), Democratic Services Manager (Colin Sweeney) and Democratic Services Officer (Janey Nice)

Also in Attendance:- J Wolton (Independent Person), Councillor G V Guglielmi and Mrs Carol Bannister (both in the public gallery)

(10.00 a.m. - 11.40 a.m.)

6. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

7. MINUTES OF THE MEETING OF THE STANDARDS COMMITTEE HELD ON 22 JUNE 2015

The minutes of the meeting of the Standards Committee, held on 22 June 2015, were approved as a correct record and signed by the Chairman.

8. DECLARATIONS OF INTEREST

Councillor Heaney declared that she would vacate the Chair for item 11 of the Agenda as she was a member of the same political group as Councillor G V Guglielmi and Councillor Nicholls said he would also declare a personal interest as a member of the same political Group of the afore-mentioned Councillor. The Monitoring Officer informed the Committee there was no need to declare a personal interest for item 11 of the Agenda, however, it was acceptable to declare an interest on the grounds of openness and transparency.

9. MANDATORY TRAINING FOR MEMBERS - ANNUAL UPDATE

There was submitted a report by the Democratic Services Manager (Colin Sweeney) which sought to update the Committee on the current position with regard to the mandatory training for Members and named substitute Members of the Council's Audit, Licensing, Planning and Standards Committees.

The report reiterated the Council's decision to make mandatory the training undertaken by Members, and their named substitutes, in respect of a number of the Council's Committees and also provided details of training undertaken to date.

Mr Sweeney informed the Committee that it was proposed Democratic Services would continue to maintain the training records and that it would be added to over time as more Members undertook additional training. He said it would serve as a useful document to provide evidence that those Members, and named substitutes, of those Committees had had the appropriate training to allow them to properly undertake the business of those meetings.

Mr Sweeney stated that since the May 2015 District Council elections there were 30 new Members to the Council (50%), that had resulted in a significant number of changes in terms of members appointed to Committees. He said that this had meant a raft of training had been undertaken by those Members with more scheduled training still to be taken. Mr Sweeney then added that any Member who had not undertaken a form of training relevant to the work of those Committees would not be able to sit on those afore-mentioned Committees to consider business.

Councillor Broderick informed the Committee that she had been unable to attend any mandatory training for the Audit Committee as the training sessions had clashed with meetings both inside and outside of the Council. The Monitoring Officer informed her that if she spoke with the Finance and Procurement Manager (Richard Barrett) he would arrange training for her prior to the next meeting of the Audit Committee.

After discussion concerning training for Members it was RESOLVED that the contents of the training schedule be noted.

10. UPDATE FROM THE MONITORING OFFICER

Outcome of Annual Conference

The Monitoring Officer (Lisa Hastings) informed the Committee that she had attended the Annual Conference for Monitoring Officers and apologised that she did not have a detailed note to circulate to the members of the Committee. She said that the Conference actually covered a range of subjects which had included new, and changes to existing, legislation which impacted upon local government.

Mrs Hastings said that the main message from the Conference in relation to standards matters, concerned referrals to the Police for allegations of failure to register and declare Disclosable Pecuniary Interests and how they were being looked at nationally. Mrs Hastings confirmed that the Police across the UK were taking difference stances, with not a general or similar approach, and that some cases were taking up to 12 months before a decision was made about whether to prosecute. Mrs Hastings explained that the Speaker had given several examples of referrals and that one case, which had resulted with the conviction of a Leader of a Council, had related to a Local Plan issue.

Councillor Heaney enquired how the Protocol with the Council and the Police had been agreed and whether this was a national Protocol. The Monitoring Officer confirmed, that the one used with Essex Police had been agreed with all Councils in Essex. Mrs Hastings added that other local authorities in Hertfordshire and Cambridgeshire had a similar protocol. On being asked a question enquiring who had actually set out the protocol, the Monitoring Officer said that a small group consisting of a representative from Essex Police and a selection of Monitoring Officers had written and shared it. The document had come to the Standards Committee in December 2014. The Monitoring Officer referred to a later agenda item and advised the Committee, that as a result of that case, it was necessary for the content to be reviewed, as to post referral communication.

Quarterly complaints update

The Monitoring Officer circulated to the Committee the quarterly schedule, which gave general details of complaints received, without providing any names, and went through it with the Committee. The Monitoring Officer highlighted a number of issues which included:

- The need to look at themes proactively to try and prevent complaints being received;
- An awareness session for Code of Conduct had been provided for District Councillors at an all Member Briefing, and although not all Members attended, the session had been

well attended;

- The importance of Councillors undertaking necessary training, all Members must be aware of requirements and considerations;
- The robustness of Parish Clerks recording their minutes was important, not all had realised the importance of recording whether a Councillor had declared or considered declaration of an interest for any item on their Parish Council agenda;
- The Monitoring Officer had attended a specific Parish Council at the request of the Chairman and Clerks for dedicated training. Mrs Hastings confirmed that she would be attending another Parish within the next month;
- The Monitoring Officer had received a number of emails and phone calls from the public, and although requests had been made for complaint forms, not all were returned.

Update on Enforcement Policies and the Role of Ward Councillors

The Monitoring Officer reported that at the last meeting, the Committee had agreed with Councillor Broderick's request for guidance on dealing with planning enforcement cases. The Monitoring Officer had made enquiries and it was confirmed that the Council did have a Planning Enforcement Policy which had been adopted in 2010 which did make reference to Councillors but did not go as far as explaining the Ward Councillor's role. Mrs Hastings added that the current Planning Enforcement Policy was out of date and Planning Services had confirmed that it was due to be updated. The Monitoring Officer would ensure that the wishes of the Standards Committee were included within the updated Policy and if the revised document was not ready, the proposed wording relating to Councillors' involvement would be presented to the next meeting of the Committee to comment on.

Current Practice in Respect of Officers' Declarations of Interest

The Monitoring Officer informed the Committee that she had carried out some research with the Manager of Human Resources and stated that the Staff Handbook, which was issued to employees, did refer to conduct expected of staff but it was accepted that the Handbook needed to be more robust or specific in respect of declarations of interest. The Monitoring Officer confirmed that work had commenced on revised guidance notes which would need to be presented to the Management Team and the Human Resources Committee whose Terms of Reference covered staff related matters.

When Councillor Honeywood asked when this would be ready Mrs Hastings said that she hoped it would be ready for the next scheduled Committee meeting. When asked if an Officer who had an interest, what were they required to do. Mrs Hastings confirmed that currently an Officer should declare an interest and was required to complete a form. The enhanced procedure being proposed was that an Officer would be under an obligation to declare an interest and that the Line Manager would need to make a decision on the impact of the interest, for this to be recorded and if considered appropriate in the particular circumstances, another Officer would have to take over the work.

11. OUTCOME OF INVESTIGATION - FAILURE TO COMPLY WITH THE MEMBERS' CODE OF CONDUCT

Councillor Heaney vacated the Chair by virtue of the fact she was a member of the same political group as Councillor G V Guglielmi. It was moved and seconded and RESOLVED that Councillor Steady took the Chair for this item.

The Monitoring Officer presented a detailed report to the Committee, that, in accordance with the Council's Complaints Procedure, the outcome of an investigation was being reported to the Committee, where an informal resolution had been reached, in consultation with the Council's Independent Person and without the need for a hearing.

The Monitoring Officer reported that a complaint had been received from a member of the public, Mrs Carol Bannister (“the Complainant”) concerning the actions of Councillors Giancarlo Guglielmi and Alan Coley under the Members’ Code of Conduct and Complaints Procedure which had been adopted by Council on 26 November 2013.

The Complainant alleged that Councillors G V Guglielmi and A Coley had breached the Tendring District Council Members’ Code of Conduct. The alleged breaches related to:

- (i) Paragraph 7.1: Disclosure of Interests at meetings of the Council;
- (ii) Paragraphs 11.1 and 11.2: Registration of Members’ Interests – Disclosable Pecuniary Interests;
- (iii) Paragraph 8.1: Disclosure of interests generally; and
- (iv) Paragraphs 9(a) and (b): Effect of Disclosable Pecuniary Interests on Participation.

The Complainant had alleged that Councillors Guglielmi and Coley had failed to disclose their interest regarding their directorship of a private limited company, Lawford Housing Enterprise Trust which had been incorporated on 30 July 2014 with the two aforementioned Councillors being registered as Directors. The Monitoring Officer had stated that the Complainant, had included in her complaint that the two Councillors, Guglielmi and Coley had taken part in the Planning Committee meeting of 11 November 2014 when an application at Coxs Hill had been considered but that neither Councillor had declared an interest in that application.

The Monitoring Officer informed the Committee that the Police had investigated the allegation of a failure to register a Disclosable Pecuniary Interest (DPI) and had confirmed their decision to take no further action and gave the reasons for that course of action.

The Monitoring Officer had informed the parties on 7 August 2015 that it was appropriate and reasonable to undertake a further investigation of the complaint as it appeared that Councillors Guglielmi and Coley had not disclosed the existence of an interest with regards to their Directorships of the Company at a meeting, and that this may have been a breach of the Members’ Code of Conduct. The Parties had been advised that the Monitoring Officer would undertake the investigation herself.

The Monitoring Officer notified the Committee that during her investigation she had made enquiries with the Lawford Parish Council’s Clerk who had not initially responded, but since the Report had been published further information had been supplied. It was still necessary to undertake further work with the Town and Parish Council and the Clerk’s decision making and declarations of interests procedures.

The Monitoring Officer confirmed that all parties had had the opportunity to comment on the investigation report and the findings contained therein. Consultation had been undertaken with the Independent Person. The report had been finalised on 5 October 2015, which had concluded that there was evidence to support the finding that the Members’ Code of Conduct had been breached by both Councillors.

The Monitoring Officer reminded the Committee, that if an investigation concluded that there was evidence of a failure to comply with the Code of Conduct, the Council’s Complaints Procedure at Section 7.1 provided the Monitoring Officer with the authority to obtain an informal resolution, in consultation with the Independent Person, without the need for a hearing by the Standards Committee. Consultation had also been undertaken with the Leader of the Council/Conservative Group Leader on suitable sanctions, as those were within their discretion (as per Section 8 of the Complaints Procedure).

Whilst the investigation was taking place, the Monitoring Officer confirmed that Councillors Guglielmi and Coley had both submitted written apologies accepting that breaches of the

Code of Conduct had occurred. Both of those apologies were contained within the body of the Report. In addition, the Leader of the Council, in exercising his power in respect of determining Portfolio Holder responsibilities, had decided that Councillor Guglielmi would not resume the Planning Portfolio for at least one year from the date of his initial removal. The Monitoring Officer added that the Council's Independent Person had agreed with the informal resolution as an appropriate and proportionate response to the breaches.

The Monitoring Officer took the Committee through the detailed Report referring to the Investigation Report outlining the background and findings. In reaching her conclusions, the Monitoring Officer highlighted that planning decisions were an emotive subject for all involved, whether it was the public objecting to an application, a developer promoting their scheme, or a Councillor seeking to influence a decision by speaking in favour or against. The importance of public perception could not be underestimated and every Councillor was under an obligation to ensure that each decision was made in an open and transparent manner.

Councillor Guglielmi had been elected as a District Councillor for 9 years and a Parish Councillor for over 25 years. Councillor Coley had been elected as a District Councillor fairly recently (July 2014) before the Planning Committee in November 2014, albeit speaking in favour of an application in his capacity as a Parish Councillor (a position which he had held for over 10 years). Whilst attending meetings of either the District or Parish Council, they were under a duty to disclose the existence and nature of any interests in the business of that meeting. Holding a directorship of a company directed to charitable purposes, which would benefit from the planning permission being granted was significant in the Monitoring Officer's opinion. In addition, the role of the Planning Portfolio Holder sitting with the Planning Committee gave a strong perception of a position of influence in the decision making.

The Monitoring Officer had concluded that it was reasonable to believe that a member of the public with knowledge of the facts could reasonably regard the interest as so significant that it was likely to affect both Councillors' judgement. Therefore they were under a duty to disclose the Non-Pecuniary Interest in accordance with Paragraph 8.1 and in failing to do so they had contravened the Code of Conduct.

In addition, to the allegations contained within the Complaint, the Monitoring Officer also referred to the following obligations and responsibilities, within the investigation report:

Both Councillors should have disclosed the existence and nature of the Non-Pecuniary Interest in accordance with Paragraph 7.1 of the Code of Conduct and after giving representations and speaking on the planning application, should have removed themselves from the Council Chamber, unless a dispensation had been obtained.

In addition both Councillors were directors of a company and it could have been perceived that they could have influenced the Planning Committee's decision. However, investigation had shown that this had not been the case as all of the Councillors on the Committee had been in favour of the application. The Monitoring Officer reported it was important to recognise the difference between a decision maker, sitting with the Committee and a Councillor giving representations 'from the floor'. Councillor Coley was speaking from the floor and was doing so in order to persuade the Committee to grant the application, whereas even though Councillor G V Guglielmi was not entitled to vote at the Planning Committee, he was seen to be in a strong position of influence. The position of the Portfolio Holder for Planning should only address the Committee on strategic planning matters.

The Monitoring Officer informed the Committee that, whilst investigating the complaint and considering information received from the Councillors, she had learnt that the Parish Council had not delivered or organised any formal training on the obligations of the Code of

Conduct, which they had adopted. Consequently, it was necessary that the Monitoring Officer continued to work with the Parish Council on declarations of interest and decision making. This on-going work would include encouraging the Parish Council to make a public statement, the contents of which should be agreed by the Council, confirming their involvement with the Lawford Housing Enterprise Trust.

Mrs Hastings said that both of the Councillors' apologies were published in full on Page 11 of the Committee report and that when the draft report was sent to all parties, the complainant had wished to respond on Councillor Coley's comments, however, this had mistakenly been omitted from the final report. Mrs Bannister had said she had not been vindictive but felt the public had the right to know of her concerns.

The Monitoring Officer stated that it was not possible to enforce parties keeping the details of a complaint confidential even though this would always be encouraged by the Monitoring Officer. Even though the Independent Person (Mrs Gosling) had not spoken to any of the parties concerned, Mrs Gosling had raised the issue of confidentiality. The Monitoring Officer assured the Committee that no communication had been sent out by the Council, without prior consent of Essex Police, as it was their decision as to what could be communicated publicly, but accepted that without any guidance from the Police it was difficult for all concerned on what could be communicated and by whom. This information would assist Councillors and a Complainant.

The Members discussed the report and raised a number of issues, which included:

1. As the Monitoring Officer worked with the Police there should be a procedure for all to follow which should be robust;
2. Trial by the media did not help matters especially inappropriate headlines and a matter could be pre-judged by the media and could become more serious;
3. That the Monitoring Officer receives more support from the Standards Committee in this area, for any future cases; and
4. Whether the suspension for a year from the Planning Portfolio was severe enough, and if the suspension should run for the whole term of the Council.

Whilst the matters above were being discussed, Councillor Broderick moved and Councillor Whitmore seconded in the interest of public scrutiny that Councillor G V Guglielmi be suspended from the role of Portfolio Holder for Planning for the full term of the Council. On being put to the vote, this motion was declared LOST.

Referring back to the communication with the Police, the Monitoring Officer commented that the complainant had not been happy with the way the Police had handled matters and that as Monitoring Officer, it would assist all parties if guidance was produced for future cases and on the basis of the debate suggested wording to be included within the recommendation to add the wording after Essex Police "include guidance for all parties".

It was moved by Councillor Steady and seconded by Councillor Heaney and RESOLVED that the Standards Committee:

- (a) Noted the outcome of the investigations undertaken by the Monitoring Officer in respect of both Councillors G V Guglielmi and Coley;
- (b) Welcomed the acknowledgement by both Councillors G V Guglielmi and Coley that they had breached the Code of Conduct;
- (c) Noted and endorsed the Informal Resolution reached in respect of:
 - I. Councillor Guglielmi's written apology contained within the body of the Report of the Monitoring Officer;

- ii. The Leader of the Council's decision that Councillor G V Guglielmi will not resume the Planning Portfolio for a period of at least one year from the date of his initial removal; and
- iii. Councillor Coley's written apology contained within the body of the afore-mentioned report.

(d) Agreed that the Monitoring Officer continued to work with Lawford Parish Council and its Clerk, undertaking training regarding declarations of interest and decisions in connection with Lawford Housing Enterprise Trust; and

(e) Agreed that the Monitoring Officer sought a review of the Protocol with the Essex Police to include guidance for all parties in order to maintain confidence in the referral process to them and to ensure that information was properly communicated.

NOTE:

In accordance with the provisions of Council Procedure Rule 18.5, Councillors Broderick and Whitmore each required that that they be recorded in the minutes as having voted against the above motion.

12. ORAL UPDATE TO REPORT TO MEMBERS ON THE STANDARDS SEMINAR FOR TOWN AND PARISH COUNCILS HELD ON 9 DECEMBER 2010 IN ORDER TO FACILITATE DISCUSSION ON THE WORK OF THE STANDARDS COMMITTEE

The Chairman updated the Committee on the Standards Seminar held on 9 December 2010 for Town and Parish Councils and advised that the key points arising from that session were as follows:-

1. That there was general consensus on the principle of mediation.
2. There was a recognition that there needs to be some overseeing body to refer cases to as required.
3. These matters need to be pursued by further discussion.

It was noted that the Monitoring Officer had agreed to make any training literature available to Town and Parish clerks on request, following any Code of Conduct training which takes place after the May 2011 elections.

13. TO REVIEW THE NEW ITEMS RELEVANT TO THE TERMS OF REFERENCE OF THE COMMITTEE CONTAINED IN FORWARD PLAN NO. 109 IN ACCORDANCE WITH OVERVIEW AND SCRUTINY PROCEDURE RULE 12.

The Committee noted the new item relevant to the terms of reference of the Committee contained in Forward Plan No. 109.

14. FORWARD PLAN

The Committee reviewed, and noted, the new items relevant to the terms of reference of the Committee, contained in the Forward Plan 174, in accordance with Overview and Scrutiny Procedure Rule 13.

15. ANY NEW ITEMS TO BE ADDED TO THE WORK PROGRAMME

There were none other than discussed in the item Review of the Year 2015/16 and Work Programme for the year 2016/17.

16. FORWARD WORK PROGRAMME

The Committee noted the items on the forward work programme and discussed the items which were due to be considered at the meeting of the Committee, scheduled for 28 January 2013. It was reported that the full Tourism and Regeneration Strategy was unlikely to be available for the meeting and the Chairman expressed his concern at the delay in bringing this matter before the Committee.

17. ANY OTHER ITEMS THE CHAIRMAN DECIDES ARE URGENT

There were none.

The meeting was declared closed at 10.03 p.m.

18. (A) PLANNING APPLICATION 11/00042/FUL AND (B) LISTED BUILDING CONSENT 11/00043/LBC

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions. The recently published update sheet was also considered by the Committee and explained by officers at the meeting.

Mr Anthony Edwards, local resident, spoke against the application.

Councillor J Mathews, on behalf of Wix Parish Council, spoke against the application,

Councillor Patten, as Ward Member, spoke against the application.

Mr Russell Forde, the applicant's agent, spoke in support of the application.

It was moved by Councillor McLeod, seconded by Councillor Simons and:-

RESOLVED – (a) That application 11/00042/FUL be approved subject to an informative being attached to the permission regarding retention of the Cockpit and subject to conditions providing:-

Conditions

- Standard three year time limit
- List of approved plans
- Parking to be provided prior to occupation
- Details of boundary treatments
- Landscaping
- New and replacement window and door details
- Method of reinstatement of rear wall following demolition of rear extension
- Samples of construction materials

Reason for approval

The change of use to a single dwelling, including internal and external alterations, is considered to be in accordance with the development plan policies listed. The public house

has been adequately marketed and there is another public house within 800 metres of the site. The proposed alterations blend with the scale, form and design of the listed building, and respect its setting. Furthermore, owing to siting, scale and fenestration layouts, the proposed alterations would not reduce the amenities enjoyed by occupants of neighbouring properties, would not result in the loss of any significant trees and are acceptable in terms of highway safety and convenience.

RESOLVED – (b) That application 11/00043/LBC be approved subject to conditions providing:-

Conditions

- Standard three year time limit
- List of approved plans
- Details of boundary treatments
- Landscaping
- New and replacement window and door details
- Method of reinstatement of rear wall following demolition of rear extension
- Samples of construction materials

Reason for approval

The change of use to a single dwelling, including internal and external alterations, is considered to be in accordance with the development plan policies listed. The proposed alterations blend with and compliment the scale, form and design of the listed building, and respect its setting.

19. PLANNING APPLICATION 11/00984/FUL

The Committee had before it the published officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of refusal with reasons.

Councillors Candy and G V Guglielmi declared a personal interest in the application as Ward Members and remained in the meeting.

Councillor G V Guglielmi, as Ward Member, spoke in support of the application.

The applicant, Mr Neil Ellis, spoke in support of the application.

It was moved by Councillor Johnson, seconded by Councillor Turner and:-

RESOLVED – That application 11/00984/FUL be approved contrary to the officers' recommendation subject to such conditions as the Temporary Head of Planning considers appropriate in consultation with the Chair or Vice-Chairman and the Planning Portfolio Holder.

Conditions: (decided subsequent to the meeting in accordance with the above resolution)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted drawings numbered NE/002/02 Revised, NE/002/04 Revised and NE/003/05 Revised.

Reason - For the avoidance of doubt and in the interests of proper planning.

3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (1) to (4) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

(1) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(2) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(3) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation,

unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(4) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (1), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (2), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (3).

(5) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 2 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy COM10 of the adopted Tendring District Local Plan (2007).

4. Notwithstanding the submitted details, no development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction of the dwellings and garages have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - The site is publicly visible and therefore quality materials are an essential requirement. Insufficient information has been submitted within the application for full consideration of these details.

5. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site

and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2005 - Trees in Relation to Construction."

Reason - To ensure that the development compensates visually for the loss of open area and soft landscaping and to ensure that the site has a satisfactory appearance in the interest of visual amenity, in accordance with Policies QL9 and QL11 of the Tendring District Local Plan.

6. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure that the development compensates visually for the loss of open area and soft landscaping and to ensure that the site has a satisfactory appearance in the interest of visual amenity, in accordance with Policies QL9 and QL11 of the Tendring District Local Plan.

7. No development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the hereby approved dwelling being occupied and thereafter be retained in the approved form.

Reason - The site is publicly visible and therefore quality materials are an essential requirement. Insufficient information has been submitted within the application for full consideration of these details.

8. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of the occupants of neighbouring properties.

9. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of the occupants of neighbouring properties.

10. Prior to the occupation of the proposed development, the access to the existing and proposed dwelling shall be provided in strict accordance with the details shown in drawing number NE/002/02/REVISED and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge.

Reason: To ensure that all vehicles using the private drive access do so in a controlled manner and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

11. Prior to the proposed access being brought into use, vehicular visibility splays of site maximum by 2.4m by site maximum, as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

Reason: To ensure adequate intervisibility between drivers of vehicles using the proposed access and those in the adjoining highway, in the interests of highway safety Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

12. The development shall not be occupied until such time as the car parking area, indicated on the approved plans has been hard surfaced. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011.

13. No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m. of the highway boundary.

Reason: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

14. Prior to commencement of the proposed development, a vehicular turning facility, of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose.

Reason: To ensure that vehicles using the site access may enter and leave the highway in a forward gear, in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

15. All new driveways and parking areas shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

Reason for approval:

This site lies outside of any defined settlement limits in the Tendring District Local Plan (2007) where planning permission for new residential development would not normally be permitted being contrary to the guidance in PPS1 (Delivering sustainable Development), PPS3 (Housing), PPS4 (Planning for sustainable economic growth), PPS7 (Sustainable Development in Rural Areas) and Local Plan policies that seek to secure sustainable development and protect the amenities and character of the countryside. Policy QL9 requires that all new development relates satisfactorily to its surroundings in terms of siting, appearance in the locality and relationship with neighbouring properties.

However, the site lies within a line of loosely spaced residential development along the Clacton Road that forms the hamlet of Horsley Cross Street. The proposed development, would, therefore, not be isolated from existing residential development. The application site comprises the car park of the adjacent public house that has planning permission for conversion to residential use. The proposals would, therefore, bring about material improvements to the street scene and to the environment within the local area. Having regard to this pattern of existing development and the improvements the development would bring about the local planning authority considers that, on balance and subject to compliance with the conditions attached to this permission the development is acceptable. Furthermore, the proposal would not reduce the amenities enjoyed by occupants of neighbouring properties and would not have a materially adverse impact upon the character of the surrounding area or be detrimental to highway safety.

20. PLANNING APPLICATION 11/00628/FUL

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions.

Councillor Nicholls declared a personal interest in the application as one of the Ward Members and remained in the meeting.

It was moved by Councillor Candy, seconded by Councillor Simons and:-

RESOLVED – That application 11/00628/FUL be approved subject to conditions regarding:-

- Time Limit
- Materials
- Soft Landscaping Scheme Implementation
- Hard Landscaping Submission
- Porous Driveway
- Access Layout
- Pedestrian Visibility Splays
- Unbound Materials
- Siting of Gates
- Front Hedgerow Siting
- Contaminated Land Survey
- Trees Protection Measures
- Protected Species Mitigation Measures
- Approved Plans

Reason for Approval

In approving this application the local planning authority has taken account of the development plan policies and/or proposals listed above. The quality of the design, the enhancement to the setting to the adjacent listed building and the significantly reduced intensive use of the site outweighs the fact the site is located outside of the defined development boundary. Residential development on this plot would not seriously undermine the council's housing settlement policies and would not set a harmful precedent for the surrounding area. Furthermore, neighbouring amenity is not adversely affected and the impact on highway safety is acceptable.

21. PLANNING APPLICATION 11/00823/FUL

The Committee had before it the published officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of refusal with reasons.

Councillors Candy and G V Guglielmi declared a personal interest in the application as Ward Members and remained in the meeting.

Mr Tim Snow, the applicant's agent, spoke in support of the application.

It was moved by Councillor McLeod, seconded by Councillor Bragg and:-

RESOLVED – That application 11/00823/FUL be approved contrary to the officers' recommendation subject to such conditions as the Temporary Head of Planning considers appropriate in consultation with the Chair or Vice-Chairman and the Planning Portfolio Holder.

Conditions: (decided subsequent to the meeting in accordance with the above resolution)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on drawing no. 652/04A and 652/03A.

Reason - For the avoidance of doubt and in the interests of proper planning.

3. The site shall only be open for deliveries or for the movement of goods into and out of storage between the hours of 8:00am and 17:30pm Monday to Saturday and no working on Sundays or Public Holidays. The hereby permitted sales use shall only operate between the hours of 09:00am and 17:30pm Monday to Saturday and 11:00am to 16:00pm on Sundays and Public Holidays.

Reason - In the interests of neighbouring residential amenity.

4. This permission shall only authorise the use of the premises in the manner described in the application and no sub-division of the premises to form additional units shall be carried out without the express consent of the Local Planning Authority first having been obtained on an application made in that behalf.

Reason - To ensure the development is satisfactory in relation to the premises and its surroundings and neighbouring residential amenity.

5. No floodlighting or external illumination shall be installed unless details of the illumination scheme have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

Reason - In the interests of amenity to reduce the impact of night-time illumination on the character of the area and upon residents living close to the site.

6. No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction

have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - The application site is publicly visible and therefore suitable materials are required in order to maintain the character and appearance of the countryside location of the site.

7. Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2005 - Trees in Relation to Construction."

Reason - The site lies in the countryside and it is considered an essential part of the development to retain and reinforce landscaping of the site to safeguard the countryside character.

8. All changes in hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure that the approved landscaping scheme is provided and maintained for an appropriate period in the interests of the visual amenity and character and appearance of the countryside.

9. Prior to the commencement of the proposed development, details of an on site parking facility for construction workers and vehicles, a loading and unloading area for demolition and construction materials and a turning facility suitable for the largest vehicle attracted to or generated by the sites activities during the demolition and construction phases being provided entirely clear of the limits of the highway, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that on-street parking of these vehicles in the adjoining streets does not occur, in the interests of highway safety.

10. Prior to the commencement of the proposed development, details of a wheel and underbody cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority and that facility shall be maintained during the periods of demolition / construction.

Reason - To ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety.

11. Prior to commencement of the proposed development, loading, off-loading and manoeuvring facilities for service and delivery vehicles, the details of which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose.

Reason - To ensure that the adjoining highway is not obstructed by servicing activity, in the interests of highway safety.

12. Prior to commencement of the proposed development, car parking facilities for employees and visitors, in accordance with a scheme to be approved in writing by the Local Planning Authority, shall be provided and maintained for that sole purpose.

Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.

13. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (1) to (4) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (4) has been complied with in relation to that contamination.

(1) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(2) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(3) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(4) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (1), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (2), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (3).

(5) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 2 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy COM10 of the adopted Tendring District Local Plan (2007).

Reason for approval:

This proposal is for a new building to replace existing buildings that have lawful use for business purposes, including retail sales. The main policy considerations are QL9, QL11, ER7 and EN1 of the Tendring District Local Plan (2007) and the guidance in PPS4. The proposed building would have some impact on the locality, but having taken into account the poor condition and appearance of the existing buildings and the lawful use of the site

for car breaking and repairs, and the quality and design of the proposed building the Local Planning Authority considers, on balance, that the proposal is acceptable subject to compliance with the conditions attached to this permission. The proposal will protect existing employment and create further employment opportunities in this rural location and would accord with the principles for economic development set out in PPS4. The development would also extinguish an un-neighbourly use that has significantly greater adverse impact on the countryside and is not subject to planning controls over its operation.

22. URGENT ITEM

PLANNING APPLICATION 11/00037/FUL – LAND ADJ. 142 HARWICH ROAD, MISTLEY – CONSTRUCTION OF 15 AFFORDABLE RURAL DWELLINGS WITH ASSOCIATED PARKING, CARPORTS, CYCLE STORES AND NEW VEHICULAR ACCESS

The Committee was informed that a further extension of time for completion of a legal agreement was required until 18 November 2011 (minute 22, 28/6/11 and minute 51, 23/8/11 referred).

It was moved by Councillor Johnson, seconded by Councillor McLeod and:-

RESOLVED – That the time be extended accordingly.

23. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

There were none.

24. SUB-COMMITTEES OF THE LICENSING AND REGULATORY COMMITTEES AND THEIR CHAIRMEN AND VICE-CHAIRMEN

To avoid the need for formal meetings of the Licensing and Regulatory Committees to be held to appoint their Sub-Committees and the Chairmen and Vice-Chairmen of those Sub-Committees:-

It was moved by Councillor Stock, duly seconded and:-

RESOLVED – (a) That the Appeals Sub-Committee be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor Aldis
Councillor Bragg
Councillor S A Honeywood
Councillor Nicholls
Councillor Platt
Councillor Simons

(b) That Councillor S A Honeywood be elected Chairman of the Appeals Sub-Committee for the 2011/2012 Municipal Year.

(c) That Councillor Platt be appointed Vice-Chairman of the Appeals Sub-Committee for the 2011/2012 Municipal Year.

(d) That the Licensing (General Purposes) Sub-Committee be, and is, hereby appointed

and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor Casey
Councillor De-Vaux Balbirnie
Councillor Downing
Councillor Fawcett
Councillor V E Guglielmi
Councillor Powell
Councillor Pugh
Councillor Skeels

(e) That Councillor Downing be elected Chairman of the Licensing (General Purposes) Sub-Committee for the 2011/2012 Municipal Year.

(f) That Councillor Fawcett be appointed Vice-Chairman of the Licensing (General Purposes) Sub-Committee for the 2011/2012 Municipal Year.

(g) That Premises/Personal Licences Sub-Committee 'A' be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows, with the appointment of a third member from the Labour Group, which appointment to be dealt with by the Chief Executive in accordance with the authority delegated to him to appoint a member at the request of the Group Leader:-

Councillor Downing
Councillor Powell

(h) That Councillor Downing be elected Chairman of the Premises/Personal Licences Sub-Committee 'A' for the 2011/2012 Municipal Year.

(i) That Premises/Personal Licences Sub-Committee 'B' be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor V E Guglielmi
Councillor G L Mitchell
Councillor Shearing

(j) That Councillor V E Guglielmi be elected Chairman of the Premises/Personal Licences Sub-Committee 'B' for the 2011/2012 Municipal Year.

(k) That Premises/Personal Licences Sub-Committee 'C' be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor De Vaux-Balbirnie
Councillor Fawcett
Councillor Platt

(l) That Councillor Platt be elected Chairman of the Premises/Personal Licences Sub-Committee 'C' for the 2011/2012 Municipal Year.

25. TENDRING DISTRICT LOCAL PLAN PREFERRED OPTIONS CONSULTATION

Council's approval was sought in respect of the Tendring District Local Plan Preferred Options Consultation.

The Local Plan Committee had considered the consultation document at its meeting held on 9 June 2016 and Council had before it the Committee's recommendations.

Council also had before it a report of the Head of Planning Services which informed Members of major as well as minor changes to the consultation documents in order to make the Plan up-to-date prior to public consultation and to be consistent in not allocating sites for housing which had been refused permission. Some of those changes were a result of decisions made by the Planning Committee at its meeting held on 14 June 2016. The changes had been made to the Plan attached as Appendix A to the report of the Head of Planning Services and a schedule of those changes was provided in Appendix C thereto.

Members had had circulated to them prior to the commencement of the meeting amended maps in relation to Great Bentley and Frinton, Walton, Kirby-le-Soken, Kirby Cross and Great Holland. Those maps had been altered as a result of the recent refusal of related planning applications.

Councillor Stock, Chairman of the Local Plan Committee, thanked the Members of that Committee and the Officers, particularly the Head of Planning Services (Cath Bicknell) and the Planning & Regulation Manager (Simon Meecham), for their hard work and dedicated effort in getting the Local Plan to its current position. He also thanked the members of the public and representatives of parish councils who had participated in the public speaking scheme at meetings of the Local Plan Committee.

Councillors Stock, Turner, Scott, Winfield, Parsons, Stephenson, Calver, Bray, V E Guglielmi, Howard, G V Guglielmi, Coley, Broderick and M Brown participated in the debate.

It was moved by Councillor Stock, seconded by Councillor Turner and RESOLVED that Council:

(a) approves the content of the Tendring District Local Plan Preferred Options consultation document, attached as Appendix A to the Report of the Head of Planning Services, which incorporates the changes set out in Appendix C thereto and including the amended maps for Great Bentley and Frinton, Walton, Kirby-le-Soken, Kirby Cross and Great Holland, as circulated, for public consultation for a period of eight weeks;

(b) delegates authority to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee, to make minor amendments to the text of the Local Plan consultation documents up to the point of publication for consultation purposes. Such amendments are to be circulated to all Members of the Council prior to the commencement of the public consultation; and

(c) delegates authority to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee, to agree the content of the Sustainability Appraisals for the Local Plan Consultation Documents for public consultation for a period of six weeks. The content of the Sustainability Appraisals are to be circulated to all Members of the Council prior to the commencement of the public consultation.

NOTES: (1) in accordance with the provisions of Council Procedure Rule 18.5, Councillors Bray, Broderick, Parsons and Whitmore each requested that they be recorded in the minutes as having voted against the above decisions; and

(2) in addition, Councillor G V Guglielmi requested that he be recorded in the minutes as having abstained from voting on the above decisions.

26. URGENT MATTERS FOR DEBATE

There were none on this occasion.

27. URGENT MATTERS FOR DEBATE

There were none on this occasion.

Chairman