**MINUTES OF THE MEETING OF THE PLANNING POLICY AND LOCAL PLAN COMMITTEE,
HELD ON THURSDAY, 27TH JULY, 2023 AT 6.00 PM
IN THE COMMITTEE ROOM, AT THE TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE**

Present:	Councillors Turner (Chairman), Bush (Vice-Chairman), Chapman BEM, M Cossens, Fairley, Scott and Skeels Jnr.
Also Present:	Councillors Baker (Portfolio Holder for Housing & Planning) and Fowler (Chairman of the Planning Committee)
In Attendance:	Gary Guiver (Director (Planning)), Ian Ford (Committee Services Manager), Will Fuller (Planning Officer) and Keith Durran (Committee Services Officer)

1. CHAIRMAN'S OPENING AND INTRODUCTORY REMARKS

Opening Remarks

"Good evening fellow Councillors, Officers and members of the public, welcome to the first Planning Policy & Local Plan Committee of this new Council. I would like to thank the new Administration for their allowing me to continue in my role as your Chairman. It is an honour and one I do not take lightly.

I would also like to thank and welcome the Portfolio Holder for Planning and Housing, Councillor Andy Baker, and the Chairman of the Planning Committee, Councillor Maria Fowler, for attending our meeting. I will ask each of them for their comments before each vote is taken."

Report A.1 – Introductory Remarks

"We have before us this evening the last three of our 20 conservation area appraisals. Ardleigh, Great Holland and Tendring village. The recommendation is on page 13 of our Agenda.

The report shows that living in conservation areas adds to the health and wellbeing of the residents. The residents also have certain permitted development rights removed. This we explained in a leaflet that went out with this year's rates demand.

The twenty conservation areas (CAs) are important to Tendring on various levels but in particular, to helping to maintain and enhance the communities they are sited in. The rateable value is often higher. Yet the Council offers no extras. To keep a pleasant place to live, one is in fact penalised through paying higher rates and having more restrictions imposed upon them.

Turning to the appraisals themselves, there appears to be a lack of joined up working between Place Services, Town & Parish and District. I draw our attention to pages 100 & 129 of the Great Holland CA. This is where Place Services consider that two large new dwellings are shown to have a negative effect. Yet both the Frinton & Walton Town Council and this Council approved. No comments are recorded from Essex County

Council on that application, except Highways. I do hope that our recommendations will help to close and rectify these anomalies.

Far too often we find glaring loopholes. I have two such in my Ward at present. Both very different and both upsetting to the neighbours and both detracting from the CA by reducing the value of the street scene and the health and wellbeing of the residents.

There could be a mechanism to address this. It is an Article 4 Direction. This has to be specific and local. It cannot be a general blanket policy. Before we met, I spoke with Gary about these very annoying loopholes and his Team will prepare a paper for us in the not too distant feature identifying those Conservation Areas where an Article 4 Direction could be beneficial and what restrictions those Directions could put in place. This is where we Councillors together with Parish & Town Councils can bring local knowledge to bear and see if we cannot rid our CAs of these annoying, detracting and reducing carbuncles.

We also have the timeline of these appraisals and management recommendations that we agree. It seems to take an inordinate amount of time from leaving this Committee to being adopted as Supplementary Planning Documents. Can this process be speeded up? Further comments that we can ask and look to advise those living and working in our CAs.

All regional, national and international retail companies have heritage designs. I have yet to see one in Tendring. I would draw your attention to the Co-Op store at Dedham. A village that I lived and worked in for five years in the late 1970s. It certainly did not look like that then. It can be done and must be done.

There is also the problem of plastic windows, guttering, fascias and general upkeep of properties. We must not go too far in our suggestions and zeal! That is for the grade listing to do. Living in Frinton's CA means to me that I am a custodian of my property and I will try to leave it better than found for the next owner. That is the idea! Now we have climate change and all the extra costs that brings to those owning older properties.

I do think we should be offering residents a guiding light in how to adapt their properties. In particular, regarding solar panels, glazing and insulation. There are cost effective ways of doing this. These three and the 17 other reports points the way, but is really not much use to CA residents. I am sure that with Officer help this Committee can come up with a more pragmatic approach that will aid and abet our CA property owners."

Report A.2 – Introductory Remarks

"The National Grid has made some revisions to its Norwich to Tilbury power line proposal and are running a further round of consultation. These changes bring little comfort to our communities that will be affected. Not only are we faced with this pylon and substation proposal and the on-shore infrastructure associated with the Five Estuaries and North Falls windfarm proposals; we now also face the prospect of a third scheme encroaching on and interfering with our District. This is the Tarshon interconnector. It is proposed to join the UK's grid to Germany's and will allow for electricity to flow both ways."

Agenda Item 8

"I have started the process of the five year review of our excellent Local Plan. This an A to Z approach. Seeing what policies work, what are not performing as well as expected, what needs updating, reinforcing or being left well alone! I would welcome any thoughts, suggestions and views from any Members and, in particular, from those sitting on this Committee and the Planning Committee."

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Lennard and Thompson (with no substitutes).

3. DECLARATIONS OF INTEREST

In respect of Item 7 on the Agenda (Report of the Director (Planning), report A.2 – Norwich to Tilbury Second Non-Statutory Consultation), Councillor Fairley declared a Disclosable Pecuniary Interest and a Non-Registerable Interest in relation to land owned and farmed by her husband as well as other family and friends' farms which might be affected by the construction of sub/connector stations and/or cable routes, along the currently proposed, preferred routes for both North Falls and Five Estuaries, which were the routes published within their respective consultation documents.

Councillor Fairley further informed the Committee that a dispensation had been granted to her by the Council's Monitoring Officer both in relation to the DPI and the Non-Registerable Interest regarding family interests, in order for her to be able to participate in debates, votes and to remain in Council meetings, on the subject matter of National Grid's Great Grid Upgrade and any wind farm developments, which came forward, where National Grid had offered connection to GGUNT (formerly EAG) at Little Bromley. Those currently included Five Estuaries, North Falls and, more recently, Tarchon Interconnector.

The Dispensation had been granted pursuant to the criteria of Section 33(2)(c) of the Localism Act 2011. The Monitoring Officer's reason for granting the dispensation was as follows:-

"The reason for the decision is on the grounds that it is in the interests of persons living in the authority's area for the dispensation to be granted. Councillor Fairley is the sole ward Councillor for the area and the Council is not the decision maker regarding the proposals, although it has an opportunity to voice its residents' and businesses' concerns, and act in the best interests of the District. The land area to be impacted within the District of Tendring is vast, although acknowledging some family members own land within the area."

Also in relation to Agenda Item 7, Councillor Turner declared for the public record that he was the Ward Member for Frinton-on-Sea, which would be affected by the cable routes coming ashore from the proposed off-shore windfarms.

In respect of Agenda Item 6 – Report of the Director (Planning) – A.1 – Conservation Area Character Appraisals and Management Plans for Ardleigh, Great Holland and Tendring Village, Councillor Fairley declared for the public record that she was the Ward Member for Ardleigh.

4. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the Minutes of the last meeting of the Committee held on Tuesday 18 April 2023 be approved as a correct record and signed by the Chairman.

In relation to Minute 35, the Director (Planning) informed the Committee that the Regulation 19 public consultation on the DPD Submission Version for the Garden Community had now closed. The Authorities were now considering the representations received with a view to submitting them to the Secretary of State during September 2023. The Secretary of State would then appoint a Planning Inspector to carry out an Examination-in-Public of the DPD in due course. It would be for the Planning Inspector to set the agenda for that Examination.

5. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

No questions on notice pursuant to Council Procedure Rule 38 had been submitted on this occasion.

6. PUBLIC SPEAKING

Pursuant to the provisions of the Council's public speaking scheme for the Planning Policy & Local Plan Committee, no member of the public had registered to ask at this meeting a question regarding the matters contained in the report of the Director (Planning).

Bill Marshall, a member of the public, attended the meeting and made, at the appropriate juncture, the following statement on the matters contained in the report of the Director (Planning), item A.2 – Norwich to Tilbury Second Non-Statutory Consultation.

"I note that there seems to be no public engagement with this important development for Tendring. The climate around the UK's power generation supply and network distribution is ever changing and seems to be currently in a state of flux. Secretary of State Michael Gove MP's recent statements on the NMPF, and the national infrastructure projects and their funding, indicate that this project (the Norwich to Tilbury power lines) will not take place as proposed. I recommend that Officers do not use too much resource on this at the detriment of other important local projects. Thank you."

7. REPORT OF DIRECTOR (PLANNING) - A.1 - CONSERVATION AREA CHARACTER APPRAISALS AND MANAGEMENT PLANS FOR ARDLEIGH, GREAT HOLLAND AND TENDRING VILLAGE

Earlier on in the meeting, as detailed under Minute 3 above, Councillor Fairley had declared for the public record that she was the Ward Member for Ardleigh.

The Committee considered a comprehensive report of the Director (Planning) (A.1) which reported to it the Ardleigh, Great Holland and Tendring Conservation Area Appraisals and Management Plans prepared for the Council by Essex Place Services, and requested that the Committee agreed a recommendation to Cabinet that they be published for consultation purposes.

Alterations to Boundaries

Ardleigh

It was proposed to revise the boundary to remove the modern residential developments including Picotts Place and other modern dwellings constructed in the land formerly occupied by Ardleigh Hall. The Limes, Church View, Chapel Croft and Forge Court were also proposed for removal from the Conservation Area boundary as they were of low historic interest and made a limited contribution to the character and appearance of the Conservation Area.

It was further proposed to extend the boundary to include the Ardleigh Studios (former goods sheds) located to the south of the railway line. Those buildings appeared to be mid-late nineteenth century in origin and contributed positively to the architectural interest and industrial history of the Conservation Area.

Minor alterations were also proposed to rationalise the Conservation Area boundary against existing plot boundaries.

Great Holland

The war memorial on Rectory Road had not been included within the previous boundary. A small extension was therefore recommended to include the monument. It was an unusual memorial, being built of brick and tile, and originally functioned as a drinking fountain. The memorial made a beneficial contribution to the character of the area and had communal, historic and aesthetic value.

The 1981 boundary had terminated at the Saltings (number 30 Manor Road). A second extension was recommended to the south-western end of the boundary on Manor Road, to include the Village Hall and the dwelling at number 25 Manor Road. The Village Hall had been constructed in 1909 and historic photographs showed it was a rendered building with a louvered cupola, arch headed windows, a central clock on the main façade and iron brackets supporting the guttering. The building had undergone unsympathetic alterations over the decades, with the tops of the arched window openings being infilled to form square openings, the replacement of the original windows with uPVC and the building finished with pebble-dash render. The original form of the windows was still visible within the render. The iron brackets supporting the guttering still remained, as did the clock, whilst the cupola had been reinstated in 2012. The building had historic and communal value and had a prominent presence in the street scene when looking west down Manor Road from the area in front of the Ship Inn, or from outside the Conservation Area looking east.

Opposite the Village Hall was the dwelling at number 25. This was a distinctive, late Victorian detached house, which had its original windows and decorative joinery above ground floor level. It was understood to have been the home of Henry Ratcliffe, who had established a foundry and lawnmower production business on the site of what was now Great Holland Court (off Manor Road) in the late-nineteenth century. Thus, the building was of local architectural and historic interest. The proposed boundary extension excluded the modern development at Great Holland Court and the modern dwellings at 31-35 and 28-26 Manor Road.

Tendring

It was proposed to revise the boundary to remove the modern residential developments at the east end of Thorpe Road, on the southern side, beyond Holly Tree Cottage.

Those dwellings were of limited historic interest and architectural interest and made little contribution to the special interest of the Conservation Area

It was also proposed to remove the two large open fields immediately to the south of the modern residential development on Thorpe Road. Whilst the fields contributed to the rural character of the setting of Tendring Village, they did not have a strong historic or functional relationship with historic buildings along The Street and Thorpe Road, nor did they hold any inherent special historic or architectural interest. Those fields did however contain undated archaeological features, which contributed to understanding the historic landscape and activity prior to the settlement of the village. It was therefore, considered that they were better recognised as key elements of the setting of the Conservation Area, providing an appreciation and understanding of the historic development and context of the area.

Designated Heritage Assets

The Appraisals made note of the listed buildings, scheduled monuments and registered parks and gardens in each Conservation Area.

Proposed Non-designated heritage assets

There was some overlap between those Appraisals and the Local List project which had been put before Members in October 2022. Each of the Conservation Area Appraisals proposed a number of buildings to be considered on the Council's Local List.

Those buildings had been identified as they were either considered to be good examples of their type or architectural style; were prominent local landmarks; demonstrated use of local materials; or design features; or were connected to local historical events, activities or people; and were all relatively complete in their survival.

Ardleigh

- The Hollies
- Numbers 1-6 The Street and Post Office
- Hall (west of the Vicarage)
- The Dairy
- Numbers 1-3 Chapel Cottages, Colchester Road
- Number 5 Station Road
- Tavern House
- Station House
- Ardleigh Studios (former goods sheds)

Great Holland

- The Ship Inn, Rectory Road
- Number 25 Manor Road
- Sea View Rectory Road
- The Rectory
- The War Memorial
- The Village Hall

Tendring Village

- New Hall
- The Village Hall (former National School)
- Church House
- The Old Rectory (formerly The Grange)

Heritage at Risk

No buildings within any of the three Conservation Areas currently featured on the national list of Heritage at Risk published by Historic England.

Archaeology

Throughout those Conservation Areas there was the potential for a multitude of below-ground heritage assets yet to be discovered. In general, the appraisals promoted a cautious approach to development, which might disturb or destroy those assets.

Assessment of significance

Each assessment considered the following features:

- Layout
- Building materials and boundary treatments
- Listed buildings and non-designated heritage assets.
- Other buildings
- Landscaping and open spaces
- Views

Opportunities for Enhancement

Ardleigh

Inappropriate signage had been identified at some of the commercial properties at the centre of the conservation Area.

Great Holland

New development in the Great Holland Conservation Area could detract from its special architectural character.

Great Holland & Tendring

In Tendring village and Great Holland a number of solar panels had been inserted in prominent locations within the Conservation area which detracted from its character.

All three Conservation Areas

- In all of the Conservation Areas, inappropriate use of materials including windows and doors was an issue.
- Also, in all the Conservation Areas no interpretation around heritage features was given.

Management Proposals

- Production of a list of local non-designated heritage assets
- The Council using Article 4 Directions and its enforcement powers within all Conservation Areas.
- The Council should work closely with the Highways Authority to address street clutter and signage in all three Conservation Areas
- All three Conservation Areas would benefit from heritage interpretation within the Conservation Area.
- Tendring village and Great Holland would benefit from the Climate Change and historic environment guidance produced by the County Council.

Funding Opportunities

- Heritage Lottery Fund
- Section 106 Agreements
- Partnership Schemes in Conservation Areas

At the invitation of the Chairman, the Housing & Planning Portfolio Holder (Councillor Baker) and the Chairman of the Planning Committee (Councillor Fowler) addressed this Committee on the subject matter of this item.

Councillor Baker praised Officers and the Committee, past and present, for getting the review of all 20 conservation areas completed in only three years since the Council had approved its heritage strategy. He looked forward to seeing this review at Cabinet and he, also, looked forward to seeing the 'Local Lists' at some point in the future.

Councillor Fowler endorsed Councillor Baker's comments on the hard work of the Officers and the Committee.

It was moved by Councillor Scott, seconded by Councillor Bush and unanimously:-

RESOLVED that the Planning Policy and Local Plan Committee:

a) endorses the new Conservation Area Appraisals and Management Plans for Ardleigh (Appendix 1 to item A.1 of the Report of the Director (Planning)), Great Holland (Appendix 2 thereto) and Tendring village (Appendix 3 thereto);

b) recommends to Cabinet that the above documents forming Appendices 1, 2 and 3 be published for consultation with the public and other interested parties; and

c) requests that in the event that future reviews of a Conservation Area or Areas within a Parish or Parishes coincides with that Parish or Parishes or other qualifying bodies formulating a Neighbourhood Plan then that Parish or Parishes or other qualifying bodies will be consulted by Officers at an earlier stage of the review(s) in order that the said Parish or Parishes or other qualifying bodies can take any material considerations arising therefrom forward as part of the Neighbourhood Plan process.

8. REPORT OF THE DIRECTOR (PLANNING) - A.2 - NORWICH TO TILBURY SECOND NON-STATUTORY CONSULTATION

Earlier on in the meeting, as detailed under Minute 3 above, Councillor Fairley had declared a Disclosable Pecuniary Interest and a Non-Registerable Interest in relation to this item. Councillor Fairley had further informed the Committee that a Dispensation had been granted to her by the Council's Monitoring Officer both in relation to the DPI and the Non-Registerable Interest pursuant to the criteria of Section 33(2)(c) of the Localism Act 2011.

In addition, Councillor Turner had declared for the public record that he was the Ward Member for Frinton-on-Sea, which would be affected by the cable routes coming ashore from the proposed off shore windfarms.

The Committee considered a report of the Director (Planning) (A.2), which sought its comments on revised proposals from the National Grid for the 'Norwich to Tilbury' (formerly East Anglia GREEN) and also in relation to a draft response from Tendring District Council to the current, second non-statutory consultation exercise.

Members were aware that the UK Government was committed to achieving net zero emissions by 2050. Consequently, the way electricity was generated in the UK was changing rapidly. New offshore windfarms had a key part to play in the transition to cheaper, greener more secure sources of energy. This was the second round of non-statutory consultation by the National Grid on the proposed upgrade to the transmission network between Norwich and Tilbury. The purpose of this consultation was to present revised proposals having assessed feedback received at the initial consultation in spring 2022, and to seek comments on those revisions.

The Committee was reminded that in order to ensure the power network had the capacity to accommodate a projected increase in demand for electricity generated from renewable means, National Grid was proposing the 'Norwich to Tilbury' project. This involved:

- A new 400kV powerline between Norwich and Bramford (near Ipswich);
- A new 400kV powerline between Bramford and Tilbury; and
- A new 400kV substation - the East Anglian Connection Node (EACN) in the Tendring District area to facilitate the connection to the proposed North Falls Offshore Windfarm, Five Estuaries Offshore Windfarm – both of which were to be located off the Tendring District coast, and a 1400MW interconnector between the UK and Germany being developed by Tarchon Energy.

It was reported that as a Nationally Significant Infrastructure Project (NSIP), the planning process would be overseen by central Government and a specialist unit within the Planning Inspectorate. National Grid would be seeking a 'Development Consent Order' (DCO) from Government, as opposed to planning permission from the local authority – however local authorities like Tendring District Council would be consultees in the process.

Members were aware that the project was currently at its second, non-statutory consultation where National Grid were inviting comments on its revised proposals. It had commenced on Tuesday 27th June 2023 and would close on Monday 21st August 2023. National Grid had a programme of briefing sessions for stakeholders, communities and other interested parties – some of which had already taken place. The intention was to proceed to a statutory consultation in 2024, the submission of the DCO application in 2025, an examination and decision process over the course of 2025 to

2026. Construction would commence in 2027 and the project would be fully operational from 2031.

In anticipation that the North Falls and Five Estuaries Offshore Windfarms (which would be the subject of their own DCO process) would connect to the grid in Tendring, it was proposed that there would be a large electricity substation (EACN) in the Tendring District. This would enable connection of the windfarms and the proposed 1400MW Tarchon Energy interconnector to the new 400kV Norwich to Tilbury powerline.

The Committee was informed that the preferred location of the EACN substation was close to the existing 132kV substation south of Lawford and west of Little Bromley. The land-take would be around 20hectares (taking into account the need for landscaping). It was also anticipated that two additional 132kV 'customer' substations serving each of the two separate windfarms could be located in and around the same area.

The Committee was advised that the preferred route for the 400kV powerline would enter the District of Tendring to the north of Ardleigh, coming in through the Dedham Vale Area of Outstanding Natural Beauty (AONB) and joining the EACN. Overhead pylons would then run out of the EACN substation passing further north of Ardleigh than previously proposed. As part of the revised proposals the undergrounding of the cables would run continuously through the AONB to the substation at Lawford.

It was reported that Essex County Council was working on behalf of all affected local authorities to coordinate a technical response to each stage of the DCO project. However, Tendring District Council (TDC) could provide its own response and might wish to do so from a community perspective.

Informed by initial feedback from communities and informal discussion with TDC Members, Officers had prepared a draft response to the non-statutory consultation on which comments were invited from the Planning Policy and Local Planning Committee. With the agreement of the Leader of the Council and the Housing & Planning Portfolio Holder, it was intended that a final version of the response would be submitted to National Grid before the consultation period closed on 21st August 2023.

It was suggested by Officers that the response included the following points and observations:

- *"The Council recognises that this proposal will be determined through the NSIP process by central government, supports the comments submitted via Essex County Council but wishes to make a number of comments on behalf of its communities.*

- *Concern that alternative routes, including a potential underground route for powerlines beneath the seabed around the coast have been discounted and suggest that such options are considered further.*

- *Lack of information on the Tarchon Energy Interconnector means a further consultation will be required as we are at present unable to comment.*

- *Concern about the landscape, visual and potential health impact of giant overhead pylons, particularly where they run close to existing communities such as Ardleigh.*

- *Concern that overhead powerlines are a technology that has been in place for some 100 years and are known to lose a considerable amount of power along the length of their route and are considered an inefficient and outdated means of transporting energy.*

- *Suggest that more of the powerline route is underground – particularly the relatively short stretches between the EACN, Ardleigh and out towards Colchester.*

- *Concern about the scale and height of the substation in the preferred location and the impact on rural lanes during the construction period – particularly if two customer substations are likely to be sited in a similar location.*

- *The Tendring District is a key contributor to national renewable energy generation with a large proportion of wind and solar farms being located both within the District and off its coast – however, the communities in Tendring affected by these developments receive all the impacts with little or no tangible benefits.*

- *The benefits to the affected communities must be maximised through either some form of planning gain to protection of the local environment, upholding the integrity of the coastline, support for local projects, a focus on providing training and job opportunities and local discounts on energy bills."*

The Chairman drew attention to a press release issued by the Department for Levelling Up, Housing and Communities on 26 July 2023 on the proposed overhaul of planning in order to speed up the delivery of vital projects including off-shore wind, transport links and other major infrastructure. The related 'Nationally Significant Infrastructure Projects' public consultation would close on 19 September 2023. Further information on this would be circulated to the Committee in the coming days together with a request to submit any comments thereon to the Director (Planning).

At the invitation of the Chairman, the Housing & Planning Portfolio Holder (Councillor Baker) and the Chairman of the Planning Committee (Councillor Fowler) addressed this Committee on the subject matter of this item.

It was moved by Councillor Chapman BEM, seconded by Councillor Scott and:-

RESOLVED that -

(a) the comments expressed by Members at the meeting be incorporated within the draft response to the non-statutory consultation on the Norwich to Tilbury project, and that Officers, with the agreement of the Leader of the Council and the Housing & Planning Portfolio Holder, submit a final version of the response to National Grid; and

(b) Officers, in consultation with the Chairman and Vice-Chairman of the Committee and taking into account the comments put forward by members of the Committee, draw up a proposed response to the Government on its 'Nationally Significant Infrastructure Projects' consultation, which response will then be submitted to the Housing & Planning Portfolio Holder for his consideration.

9. REVIEW OF THE LOCAL PLAN

The Committee received a verbal update from the Director (Planning) (Gary Guiver) on the review of the Local Plan in which he informed Members that Officers were already reviewing the Local Plan especially its policies and the supporting technical evidence. There was a requirement under the Regulations that the Local Plan be updated every five years but given that this process could take a number of years it was important to start as early as practicable. Otherwise, if the Plan was to elapse then the Council would, once more, face the spectre of 'speculative development'.

Mr Guiver informed Members that the current Local Plan would form the basis of the review with an intention to extend it into the 2040s. The aim was to strengthen the existing Plan policies rather than start again from scratch. Factors that would need to be taken into account included:-

(i) Central Government changes to the planning system especially in relation to the Plan making process and national planning policy frameworks;

(ii) the projected Housing Need for the District; and

(iii) this Council's relationship with Colchester City Council and whether there was an appetite for a 'joint plan approach'.

The public would be consulted on putting forward 'reasonable options' and a 'call for sites'.

Other matters that would need to be taken into account included:-

- the implications arising from Freeport East;
- whether to pursue a greater range of smaller developments;
- the Community Infrastructure Levy;
- access to public transport;
- community led projects; and
- the role of neighbourhood plans.

Mr Guiver reported that areas that had already been identified as being in need of strengthening included policies relating to:-

- ❖ climate change amelioration;
- ❖ affordability;
- ❖ wildlife and bio-diversity net gain;
- ❖ open spaces; and
- ❖ holiday parks.

Members were made aware that reports on all of the above would be submitted to the Committee in due course.

The Committee noted the foregoing.

The meeting was declared closed at 7.47 pm

Chairman