

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 29 August 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Churchill	
Subject of Report	Orange Square Farmers Market, Pimlico Road, London, SW1W 8NB		
Proposal	Use of open space between Ebury Street and Pimlico Road as weekly Saturday farmers' market.		
Agent	Mr Mark Handley		
On behalf of	Mr Mark Handley		
Registered Number	17/05148/FULL	Date amended/ completed	9 June 2017
Date Application Received	9 June 2017		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application relates to an area of public open space located at a prominent junction within the Belgravia Conservation Area.

Planning permission was originally granted in 2001 for the use of this public open space as a weekly Saturday farmers' market. This permission has been renewed a number of times on a temporary basis with the most recent permission due to expire on 31 August 2017.

The current application is seeking to operate a farmers' market for a further five years with the market operating on a Saturday only between 09.00-13.00.

The key issue in this case is the impact on the amenity of neighbouring residents.

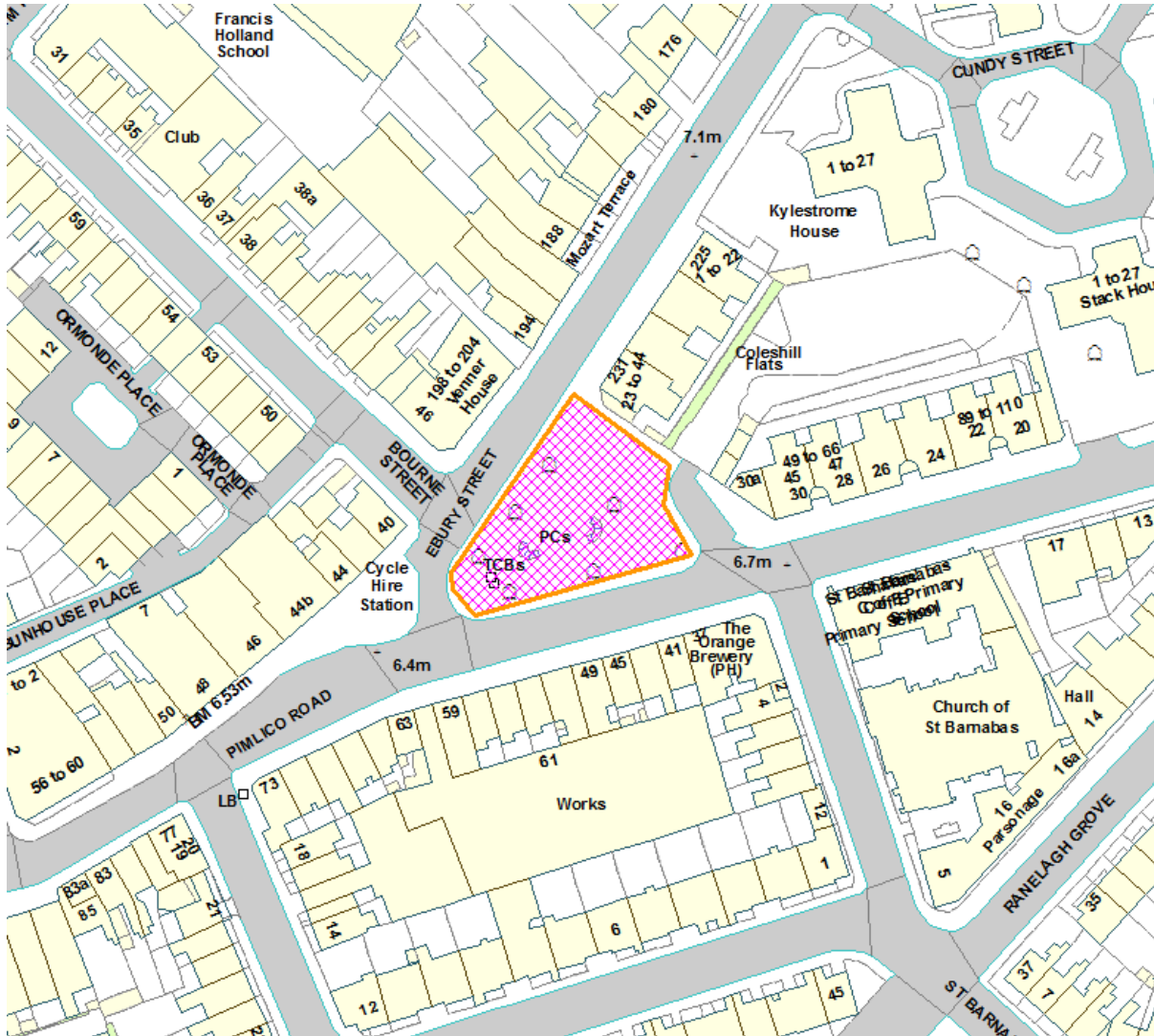
The principle of using the square as a weekly farmer's market has been previously accepted by the City Council. The use is considered compatible with UDP and City Plan policies relating to public open space. In terms of consultation, the Council has received a large number of letters and a petition in support of the market together with a smaller number of letters and comments from two amenity

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societies raising concerns relating to the way the market is run, particularly in relation to the 7am start up time. For the reasons set out in the report it is considered appropriate to only grant permission for the market for a further 12 month period to allow for monitoring by the City Council's Market Inspectors.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View from Ebury Street

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

The Association supports the market in principle but request that traders arrive after 8.00am and that engines are not left running. It is inappropriate for rubbish from the market to be placed in bins for the public. Consideration should be given to extending the opening hours of the market.

THE BELGRAVIA SOCIETY

The Society fully supports the existence of the market but raise an objection to the set up times. A number of residents have complained to the Society about the early set up process and noise from car doors and the construction of the stalls. The only way to reduce noise levels is not to start the setup process until 8am

BELGRAVIA NEIGHBOURHOOD FORUM

Any response received will be verbally reported.

DESIGNING OUT CRIME

Any response received will be verbally reported.

ENVIRONMENTAL HEALTH

Objection raised to the operational arrangements of the market. If approved activity from the market is likely to increase the risk of noise nuisance and disturbance to nearby local residents. The application has been discussed with the City Inspector's Market Team who have set out a number of concerns about how the market has been operating.

HIGHWAYS PLANNING MANAGER

No objection on the basis that the use of public highway is for a temporary period.

CLEANSING MANAGER:

No objection- subject to details of waste storage being conditioned.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 106

Total No. of replies: 77

No. of objections: 10

No. in support: 67

A petition with 273 pro forma letters.

The letters of objection principally raise the following amenity concerns:

- object to the 7.00am start up time in a residential area. It is too early.
- the market has become an anti-social nuisance.
- noise and disturbance from the set-up of the market.
- complaints that the set-up of the market sometime takes place before 7.00am
- an 8.30am start up time is more acceptable.
- the area is left in a mess after the market leaves the site.

The letters of support make the following points:

- the market is a great asset to the neighbourhood serving local community and attracting visitors to the area.
- would be a great addition more than one day a week
- more enjoyable to visit the area; gives a sense of community.
- a good use of Orange Square which brings revenue to other businesses around the area.
- the area is left clean after the market.

The petition has 269 pro forma letters stating support for the planning application for the weekly farmers' market to continue trading on Saturdays under the existing arrangements and 4 letters that's that also refer to expanding the market to 7 days per week.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application relates to an area of public open space located at a prominent junction that is bounded by Ebury Street and Pimlico Road. The site is located within the Belgravia Conservation Area and surrounded by the Pimlico Local Centre as designated within the Unitary Development Plan (UDP).

6.2 Recent Relevant History

12/08541/FULL

Use of open space between Ebury Street and Pimlico Road as weekly Saturday farmers' market.

Application Permitted 15 November 2012

09/04818/FULL

Use of open space between Ebury Street and Pimlico Road as weekly Saturday farmers' market.

Application Permitted 18 August 2009

06/03420/FULL

Use of open space as weekly Saturday farmers' market.

Application Permitted 29 June 2006

02/08533/FULL

Use of open space as a weekly Saturday farmers' market.

Application Permitted 20 March 2003

01/05927/FULL

Use of open space as weekly Saturday farmers' market.

Application Permitted 7 December 2001

7. THE PROPOSAL

Permission is again sought to operate a farmers' market on the application site for a further five years. The applicant is London Farmers Markets who operate 23 markets across London. As originally submitted the application sought permanent permission for the market, however, following officer advice this aspect of the scheme has been amended and a temporary permission is once again sought.

The hours sought for the market are the same as previously approved namely, operation of the market between 9.00am and 1.00pm with stallholders arriving on site from 7.00am to set up, and leaving by 3.00pm.

This application does not propose to increase the size of the market which varies from approximately 20 stalls up to a maximum of 30 (the highest recorded number of stalls).

8. DETAILED CONSIDERATIONS

8.1 Land Use

UDP Policy SS13 states that proposals for new street markets will be considered with reference to amenity, parking, servicing, highways, cleansing, refuse storage/recycling and licensing considerations and the effect on existing street markets and local shopping facilities.

Policy S18 of the City Plan directs new commercial development to the Core CAZ and designated shopping centres, amongst other specific locations, but states that proposals for new commercial uses must be appropriate in terms of the scale and intensity of land uses and their impact on the character and function of the area. Policy S21 directs new retail uses (floorspace) to the designated shopping centres, amongst other specified locations.

Given that the market has now been operating for a period of 16 years and the fact that it only operates on a Saturday, it is not considered that it would have an adverse impact on local shopping in the area, but could be seen to supplement it. Given the proximity of the site to the CAZ, and the nature of the proposals, it is not considered that the market could reasonably be resisted on the grounds that it would have an adverse impact upon the character and function of the area. In these circumstances, the market is again considered acceptable in principle in land use terms.

8.2 Townscape and Design

Policy DES12 states that development will not be permitted on or under parks, landscaped spaces and public or private gardens where the open spaces form an important element in the townscape, part of a planned estate or street layout; are characteristic features of conservation areas; provide the setting of a listed building or are of significant ecological value.

Under Policy S35, all open spaces and their quality, heritage and ecological value, tranquillity and amenity will be protected.

The demountable market stalls are of a uniform design (as per the existing market stalls) and these will be removed at the end of the day. Therefore, the proposal will have limited impact on the townscape of this area.

8.3 Residential Amenity

Policy ENV6 of the UDP and S29 and S32 of the City Plan seek to residential amenity and contain noise from development proposals.

As demonstrated by the letters of support and the petition, the market is clearly valued by a lot of people in the neighbourhood and has been running successfully for 16 years. The Council has received 67 letters of support including from addresses within the vicinity of the site.

There appear to be no objections to the period that the market is open to the public (between 9.00am and 1.00pm), in fact there seem to be some calls for this period to be extended. However concerns have been expressed from a number of local residents and the amenity societies about noise and disturbance from the stallholders setting up the market early in the morning. It would also appear that on occasions there have been breaches of the approved start time with set up works starting earlier than 7.00am. Environment Health has also raised objections to the management of the market and has provided a number of negative comments about the market operation from the Council's Market Inspector's team.

In response to these concerns the applicant advises that the 7.00am start time has been in place for 16 years and is policed rigorously by themselves. The applicant states that a start time of 7.00am is required because stallholders need to unload prior to the operation of parking restrictions at 8.30am. A later start time they argue would mean a reduced servicing window resulting in more vehicles competing for limited road space. The applicant advises that moving the start time any later than 7.00am will put the market under threat because of the potential traffic management problems. Notwithstanding this the applicant has now proposed a slightly later start time of 7.05am.

In response to the concerns of residents the applicant has reiterated that they have operational procedures designed to keep noise and disturbance to noise sensitive properties down to a minimum. These procedures are set out in the following documents submitted with the application (and provided as Background Papers 85, 86 and 87): Farmers Market Noise Prevention Procedure, Farmers Market Parking Arrangement and the London Farmers Market Method Statement for set up and break down. The Farmers Market Parking Arrangement seeks to ensure that no waiting takes place on the marked part of Ebury Street prior to 7.05am.

In addition to the above the applicant advises that they employ a market manager who is on site from 6.50am until the market closes who aims to:

- Reduce noise associated with vehicles; by ensuring all vehicles turn off engines when on site, enforce a ban on car radios and using horns.
- Enforce the voluntary parking plan so that vehicles do not park on Ebury Street until 7.05am

- Reduce noise associated with people: By enforcing a no shouting policy. Also no gathering of market sellers prior to 7:05am
- Reduce noise associated with stall equipment: By identifying equipment causing a problem and change the way it is handled.
- Report all incidents to the office so that LFM can take further action through fines or even suspension if necessary.

The applicant advises that if noise can be identified to a particular stall or person they will be formally warned that they are causing a disturbance and unless they reduce the level of noise they will be removed from the market if they continue. They will have two warnings and then be asked to leave the market.

Based on the submission documents the operators of the market appear to have robust procedures in place to keep noise and disturbance from the market to a minimum. It is also the case that the market appears to have been operating for 16 years without any major complaints. However given the concerns raised in the letters of representation it is considered that a temporary 12 month permission should be granted instead of five years. This would allow the applicant to assess whether any further changes to the operating procedures are necessary and if so to include these as part of the next submission. In response to this, the applicant advises that a 12 month permission is too short, that it suggests the market is a problem and could be forced to close. The concerns of the applicant are noted however it is considered that a cautionary approach is required in this instance in order to protect residential amenity.

There are no objections to the continued trading hours of the market between 9.00am and 1.00pm. Given the market's proximity to a busy junction, it is not considered that the general level of activity associated with the market when trading would have a significant adverse impact upon the amenities of local residents.

No comments have been received raising the issue of smell nuisance as a result of cooking from the stalls, notwithstanding the fact that the market has been operating on a weekly basis since 2001.

The comments from Environmental Health raise the issue of placing cooking stalls close to trees which would be a fire hazard. Condition 9 on the draft decision notice prevents any stalls that generate heat being placed under trees. An informative is recommended to remind the applicant of this condition.

A number of objections have been received on the grounds that the market increases litter generation and that the stall market holders do not dispose of waste correctly. The applicant has confirmed that all market stallholders are responsible for removing, and disposing of their own packaging and food waste. In addition the applicant states that the Council has never reported any waste management problems to them in the markets 16 year history. Condition 6 on the draft decision notice requires the applicant to clean Orange Square between 1330 and 1500 on every Saturday the market is open.

8.4 Transportation/Parking

There are no highway issues given that the market can be serviced from the street and the proposal is for a temporary rather than permanent use.

8.5 Economic Considerations

The economic benefits generated by the market are welcome.

8.6 Access

This application raises no issues and the market will be accessible to those with physical disabilities.

8.7 London Plan

This application raises no strategic issues.

8.8 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.9 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.10 Environmental Impact Assessment

Not applicable.

9. BACKGROUND PAPERS

1. Application form
2. Response from Environmental Health dated 14 July 2017
3. Response from Highways Planning Manager dated 20 June 2017.
4. Letter from Cleansing dated 29 June 2017.
5. Letter from Belgravia Residents Association
6. Letter from Belgravia Society dated 10 July 2017.
7. Letter from occupier of 11 Furness house, London, dated 21 June 2017
8. Letter from occupier of 39A, Crimsworth Road, dated 20 June 2017
9. Letter from occupier of 172 Mozart Terrace, Ebury street, dated 20 June 2017
10. Letter from occupier of 38 Chelsea Gardens, Chelsea Bridge Road, dated 23 June 2017
11. Letter from occupier of 4 Billing Road, London, dated 21 June 2017
12. Letter from occupier of 60 Pimlico Road, London, dated 21 June 2017
13. Letter from occupier of Woodlands Cottage, Droxford Road, dated 23 June 2017
14. Letter from occupier of Nantyllaethdy, Dyffryn Crawnnon, dated 24 June 2017
15. Letter from occupier of 17 Pearce House, Montaigne Close, dated 24 June 2017
16. Letter from occupier of 31 Knowsley Road, London, dated 20 June 2017

17. Letter from occupier of 30 St Mary Le Park Court, Parkgate Road, dated 21 June 2017
18. Letter from occupier of 8A Blythe Close, London, dated 23 June 2017
19. Letter from occupier of 9 Lowther House, Churchill Gardens, dated 21 June 2017
20. Letter from occupier of 7 Lochmore House, Cundy Street, dated 22 June 2017
21. Letter from occupier of The Old School House, 178 Ebury Street, dated 21 June 2017
22. Letter from occupier of 121, Caple House,, London, dated 24 June 2017
23. Letter from occupier of K10 Sloane Avenue Mansions, Sloane Avenue, dated 20 June 2017
24. Letter from occupier of 36 Winchester St, London, dated 23 June 2017
25. Letter from occupier of 43 Westminster Mansions, Great Smith Street dated 29 June 2017
26. Letter from occupier of 21 Minera Mews, London, dated 20 June 2017
27. Letter from occupier of 36 Winchester Street, London, dated 20 June 2017
28. Letter from occupier of 194 Ebury St, London, dated 21 June 2017
29. Letter from occupier of 25 Winchester, London, dated 20 June 2017
30. Letter from occupier of 22 Rita Road, London, dated 21 June 2017
31. Letter from occupier of 105 Pimlico Road, LONDON, dated 27 June 2017
32. Letter from occupier of 83 Pimlico Road, London, dated 27 June 2017
33. Letter from occupier of 76-84 Pimlico Road, London, dated 28 June 2017
34. Letter from occupier of 50-52 Pimlico Road, London, dated 21 June 2017
35. Letter from occupier of Haynes fine art, 70 Pimlico road, dated 20 June 2017
36. Letter from occupier of 69 Pimlico Road, London, dated 20 June 2017
37. Letter from occupier of Flat 20, 1 Ambrosden Avenue, dated 20 June 2017
38. Letter from occupier of 21 Minera Mews, London, dated 20 June 2017
39. Letter from occupier of 2 Claxton Grove, London, dated 20 June 2017
40. Letter from occupier of FBC London, 66 Pimlico Road, dated 22 June 2017
41. Letter from occupier of 56 Sisters Avenue, London, dated 20 June 2017
42. Letter from occupier of 24 Pimlico Road, London, dated 21 June 2017
43. Letter from occupier of 46 Maskelyne Close, London, dated 21 June 2017
44. Letter from occupier of 46 Bourne St, London, dated 20 June 2017
45. Letter from occupier of 4A Cumberland Street, London, dated 25 June 2017
46. Letter from occupier of 68 Pimlico Road, London, dated 27 June 2017
47. Letter from occupier of 14 Park Lofts, 63 LYHAM RD, dated 27 June 2017
48. Letter from occupier of 1 Coleshill flats, Ebury street, dated 30 June 2017
49. Letter from occupier of 14 Bloomfield Terrace, London, dated 20 June 2017
50. Letter from occupier of 23 Burns Road, London, dated 25 June 2017
51. Letter from occupier of 57 Probyn House, Page Street, London, dated 20 June 2017
52. Letter from occupier of 9 Chelsea Towers, Chelsea Manor Gds, dated 20 June 2017
53. Letter from occupier of 12 St. Georges Mansions, Causton St, dated 24 June 2017
54. Letter from occupier of 4a Cumberland Street, London, dated 28 June 2017
55. Letter from occupier of 10 Lochmore House, Cundy Street, dated 21 June 2017
56. Letter from occupier of 38 Chelsea Gardens, Chelsea Bridge Road, dated 24 June 2017
57. Letter from occupier of 17 Coleshill, Ebury Street, dated 2 July 2017
58. Letter from occupier of 30 Pimlico Road, London, dated 27 June 2017
59. Letter from occupier of 81 Hepworth Court, 30 Gatliff Road, dated 26 June 2017
60. Letter from occupier of The Orange, 39 Pimlico Road, London, dated 21 June 2017
61. Letter from occupier of 33 Coleshill Flats, Ebury Street, dated 30 June 2017
62. Letter from occupier of Ebury Street, Belgravia, dated 3 July 2017
63. Letter from occupier of 26 Clarendon Street, Pimlico, dated 10 July 2017
64. Letter from occupier of 50 WARWICK SQUARE, LONDON, dated 3 July 2017
65. Letter from occupier of 3 Briardene, Margery Lane, dated 5 July 2017

66. Letter from occupier of 31 Coleshill, Ebury St, dated 6 July 2017
67. Letter from occupier of 13 Eccleston Square, London, dated 4 July 2017
68. Letter from occupier of 80 Warwick Square, London, dated 24 July 2017
69. Letter from occupier of 204, Dolphin Sq, dated 4 July 2017
70. Letter from occupier of 11 Coleshill, Ebury St, dated 5 July 2017
71. Letter from occupier of 52a Elizabeth street, London, dated 6 July 2017
72. Letter from occupier of 1, Coleshill Flats, dated 6 July 2017
73. Letter from occupier of 74b Eccleston Square, London, dated 5 July 2017
74. Letter from occupier of 36 Bourne Street, Belgravia, dated 3 July 2017
75. Letter from occupier of 12 Eccleston Square, London, dated 7 July 2017
76. Letter from occupier of 61 Bourne Steet, London, dated 6 July 2017
77. Letter from occupier of 18 Tintern house, London, dated 6 July 2017
78. Letter from occupier of 61 Eaton Square, B, dated 23 July 2017
79. Letter from occupier of 12 Eccleston Square, London, dated 7 July 2017
80. Letter from occupier of 2 Fir Lodge, 3 Gipsy Lane, dated 4 July 2017
81. Letter from occupier of 91 Cambridge St, London, dated 8 July 2017
82. Letter from occupier of 13 Eccleston Square, LONDON, dated 4 July 2017
83. Letter from occupier of 37 Coleshill, Ebury St, dated 5 July 2017
84. Emails from applicant dated 16 August and 19 July 2017.
85. Farmers Market Noise Prevention Procedure.
86. LVM Method Statement.
87. Farmers Market Parking Arrangement.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk.

DRAFT DECISION LETTER

- Address:** Orange Square Farmers Market, Pimlico Road, London, SW1W 8NB,
- Proposal:** Use of open space between Ebury Street and Pimlico Road as weekly Saturday farmers' market.
- Reference:** Site plan, Pimlico Road Farmers Market Parking Arrangement, LFM Method Statement, Pimlico Noise Prevention Plan, Trading Areas Plan, Letter dated 8 June 2017.
- Plan Nos:** Site Plan,

Case Officer: Seana McCaffrey

Direct Tel. No. 020 7641 1091

Recommended Condition(s) and Reason(s)

- 1 Only London Farmers' Markets Ltd can carry out the market use. No one else may benefit from this permission.

Reason:

Because of the special circumstances of this case, we would not have granted planning permission to anyone other than London Farmers' Markets Ltd. This is as set out in SS13 of our Unitary Development Plan, adopted January 2007.

- 2 The market use allowed by this permission can continue until 31 August 2018. After that the land must return to its previous condition and use.

Reason:

We cannot give you permanent permission as the area in question is, and is intended to remain, public highway and Section 130 (1) of the Highways Act 1980 states that "It is the duty of the highway authority to assert and protect the rights of the public to the use and enjoyment of any highway for which they are the highway authority". We also need to assess the effect of this activity regularly to make sure it meets S29 of Westminster's City Plan: Strategic Policies which we adopted in July 2016 and ENV 6 and ENV 13 of the Unitary Development Plan, adopted January 2007. For the above reasons, and not because this is seen a form of trial period, we can therefore only grant a temporary permission.

- 3 You can use Orange Square for this purpose between 0700 and 1500 on Saturdays and not at any other times. Outside these hours the site shall be clear of all materials, produce, waste, spillages and equipment connected with the market.

Reason:

In order to reserve details of the days/ times for the operation of the market with the chosen market operator in order to safeguard the amenities of nearby residents as set out in S29 and S32 of Westminster's City

Plan: Strategic Policies which we adopted in July 2016 and ENV6 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

- 4 You must store and dispose of waste and materials for recycling, make the storage available to all stallholders, and clean Orange Square between 1330 and 1500 on every Saturday the market is open.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 5 You must display a contact address and telephone number of London Farmers' Markets Ltd, and a contact number for the Market Manager at the site from 0700 to 1500 every Saturday the market is open.

Reason:

To provide visitors and people in neighbouring properties with contact details of the applicant, if they have any questions or complaints about the market.

- 6 You must not allow any vehicles to mount or drive across the paved parts of Orange Square.

Reason:

To make sure that the paving, street furniture, trees and underground vaults are not damaged by vehicles visiting the site. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 7 You must not clean the paving or the areas around the tree bases with any substances which would harm the future health of any tree in Orange Square.

Reason:

To make sure that trees are not damaged when Orange Square is cleaned. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 8 You must not fix advertisements, signs or anything else to trees in Orange Square with nails or screws. You must remove any signs fixed with string by 1500 every Saturday the market is open.

Reason:

To make sure that trees are not damaged by items fixed to them. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 9 You must not put any hot dog stalls, roast chestnut stalls or anything else that generates heat beneath any part of any tree in Orange Square.

Reason:

To make sure that trees in Orange Square are not damaged by heat. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 10 If any pruning or work to the trees in Orange Square is necessary, it must only be done by contractors working for us, under instructions given by us.

Reason:

To make sure that any work to the trees is absolutely necessary and is done properly. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 11 If any trees in Orange Square are damaged by stallholders, you must rectify the damage to our satisfaction and at your expense.

Reason:

To make sure that any damage to any trees is rectified and the future health of the trees is maintained. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 12 You must ensure that stallholders do not cook or heat food, or serve hot food from any stall at the market without first getting written approval from us.

Reason:

To make sure that trees in Orange Square are not damaged by heat. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV16 of our Unitary Development Plan, adopted January 2007.

- 13 You must operate and manage the market in accordance with the approved Noise Prevention Procedure, the LFM Method Statement and Parking Arrangement plans.

Reason

To protect the environment of the occupiers nearby residential properties in accordance with S29 of Westminster's City Plan: Strategic Policies which we adopted in July 2016 and ENV 6 and ENV 13 of the Unitary Development Plan, adopted January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 Following comments raised by the Council's Market Inspector's Team, you are reminded of the need to comply with Condition 9 to ensure there is no fire risk to trees on the site.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.