

Application No: 17/5170C

Location: Land South Of, DRAGONS LANE, MOSTON

Proposal: Variation of condition 3 on 12/0971C - The use of land for the stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

Applicant: Mr Martin Smith

Expiry Date: 06-Dec-2017

SUMMARY

Planning permission is sought to remove condition 3 of application 12/0971C which restricts the site to a personal permission and a temporary permission.

The site was approved by the Planning Inspectorate for a temporary period of 5 years, until February 2019. The Inspector considered that the site is in a rural location which is unsustainable however the absence of a 5 year supply was weighted in the balance. Having regard to the rural location of the site, the distance from facilities and the absence of public transport the site is not considered to be in a sustainable location. This would have some adverse implications in terms of use of natural resources and movement towards a low carbon economy. In addition, there will be a limited adverse impact upon the character and appearance of this rural area to the same extent as there is for the existing development. The impacts from this proposal will of course be permanent. There is therefore conflict with the environmental role of sustainable development as set out in the Framework.

Balanced against this is the significant identified need for accommodation for gypsies and travellers in the Borough and the lack of available alternatives. A total of 69 additional plots are required within the Borough for the period to 2028. Whilst 37 additional permanent pitches have been granted planning permission since the publication of the GTTSAA, they are not currently available to the applicant, and substantial weight should still be attached to this unmet need in favour of the application.

Alongside this the Council's site identification study rejects the application site as a potential site for additional provision noting that it would have an unacceptable impact upon landscape character. However, there are currently no alternative sites that are available to the applicants or any other gypsy or travellers. The lack of any alternative site now and at least for the immediate future also carries significant weight in favour of the proposal.

At the time of the original application, the Inspector concluded that the harm to the character and appearance of the countryside was sufficient to justify the refusal of a permanent planning permission. He also noted that policy H of the PPTS states that local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

The PPTS was revised in August 2015 and now policy H states that "Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan." The word "very" has now been inserted before "strictly limit" presumably to increase the protection given to open countryside locations, such as the application site. Since the adoption of the CELPS the identified need has been quantified, however additional sites will not be allocated until the Site Allocations and Development Policies Document of the local plan is adopted, and therefore there remains a significant unmet need for gypsy and traveller pitches.

The Inspector found that the identified harm must be balanced against the substantial current need for gypsy and traveller pitches in Cheshire East and the lack of alternative accommodation available to the appellant and his family. Due to the fact that it is likely that new pitches will become available through the development plan process, the Inspector considered that permission for a temporary period of five years was appropriate.

The temporary permission was granted in February 2014 and runs until February 2019. The permission therefore still has around a year. At this time it is expected that the first draft of the Site Allocations and Development Policies Document will be published for consultation in the first half of 2018. It is therefore

unlikely to be adopted before the permission expires. It is therefore considered adding an additional 2 years to the permission (3 years in total) would allow sufficient time for a suitable site to come forward for permanent use, through the Plan led process.

Turning to the occupancy of the site being restricted to the identified family members; the Inspector stated that the temporary period of 5 years would cater for the appellant's short term need and provide the Council reasonable time to deliver site allocations. However, in the Inspector's decision letter under the heading "*Need & Personal Circumstances*", all that is said about the appellant's needs is "*It is clear that, as a gypsy, the appellant is disadvantaged by the unmet need and that significant weight should be attached to the accommodation needs of the appellant and his family.*" Furthermore, when considering the location of the site, the Inspector noted, "*Although it was claimed at the Inquiry that members of the family had a need*

for regular medical attention, no evidence of substance was provided to substantiate this or to indicate that the appellant's family has any specific need to be accommodated on the appeal site specifically to access health, educational or other services, although at the time of the Hearing the appellant's son and daughter-in-law were expecting the birth of their first child."

These circumstances could therefore apply to any gypsy or traveller and not just the applicant and his family. There was little or no evidence presented at the appeal to show a specific need for the applicant to be located on the application site, and therefore it is considered that less weight should be afforded to the personal needs of the applicant compared to the significant unmet need in general for gypsy and traveller sites within the Borough. Indeed, the Inspector on the adjacent site concluded along similar lines, the general need outweighed the harm to the character and appearance of the area and the unsustainable location, and the appellant's needs in that case just added more weight in favour of the proposal. In summary, it is not considered to be the personal circumstances of the applicant that justify the granting of a temporary permission in this case. It is therefore considered that the condition 3 should be varied to allow occupation of the site by any gypsy / traveller.

SUMMARY RECOMMENDATION

Temporary approval subject to conditions

REASON FOR REFERRAL

This size of planning application would usually be determined under delegated powers, however this application has been called in Southern Planning committee by Cllr Wray for the following reasons.

'Upon request of Moston P C because of considerable public concern and interest should the application be recommended for approval, and that the original condition remains.'

PROPOSAL

The application seeks permission to vary condition 3 of permission 12/0971C, which states,

The use hereby permitted shall be carried on only by the following: Martin and Martina Smith; James Dean and Scarlet Smith; Emmanuel Smith; and Violet and Charlene Smith, and their respective resident dependants, and shall be for a limited period being the period of 5 years from the date of this decision, or the period during which the premises are occupied by them, whichever is the shorter.

The application therefore seeks to make the permission permanent and allow occupation by any gypsy / travellers, not just those listed in the condition.

SITE DESCRIPTION

The application site is situated wholly within the open countryside as defined by saved Policy PS8 (Open Countryside) of the Congleton Borough Local Plan 2005, and Policy PG6 of the Cheshire East Local Plan Strategy. The site comprises an area of hardstanding upon which there are four gypsy pitches with associated caravans and vehicles.

RELEVANT HISTORY

12/0971C – The use of land for the stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use. – Refused 19th June 2012. Appeal allowed for temporary period 13th February 2014

12/3603C – The use of land for the stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use. – Refused 8th January 2013

14/1853D – Discharge of condition 4 (cessation of occupation or expiry of planning permission), 6 (site layout) and 9 (water drainage) attached to planning application 12/0971C – approved 18th July 2014

15/5579C - Removal of condition 3 on application 12/0971C to make permission permanent and remove limitation on occupancy to named persons – Refused 13th September 2016

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework (the Framework) establishes a presumption in favour of sustainable development. The Framework sets out that there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

Planning Policy for Traveller Sites (PPTS) 2015 sets out the Government's planning policy for traveller sites. It should be read in conjunction with the Framework. The overarching aim is

to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Cheshire East Local Plan Strategy (CELPS)

SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
SE1 Design
SE2 Efficient Use of Land
SE4 The Landscape
SC7 Gypsies and Travellers and Travelling Showpeople
CO1 Sustainable Travel and Transport
CO4 Travel Plans and Transport Assessments
PG6 Open Countryside
IN 1 Infrastructure

Congleton Borough Local Plan First Review 2005

The relevant Saved Policies are:

GR6 (Amenity and Health)
GR7 (Amenity and Health)
GR9 (Accessibility, Servicing and Parking Provision)
GR17 (Car Parking)
GR20 (Public Utilities)
PS8 (Open Countryside)
H7 (Residential Caravans and Mobile Homes)

Other relevant documents

Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2014)
Cheshire East Council Gypsy, Traveller and Travelling Showpeople Site Identification Study (April 2014)

CONSULTATIONS:

Strategic Infrastructure Manager – No objections

Cheshire Brine – No objections

National Grid – No Objections

Environmental Protection – No objections subject to informatics for construction hours and land contamination.

Moston Parish Council – Object to the proposal for the following reasons;

- Impact on the open countryside in unsustainable location
- Contrary to Local Plan policy PG6 and saved policies H8, GR1 and GR2 of the Congleton Borough Local Plan, NPPF and Planning Policy for Traveller Sites.

- In principle object to permanent use of the site
- Peter Brett Associates report, Gypsy, Traveller and Travelling Showpeople: Site Identification Study – states the site is unsuitable as a location for permanent or any additional development.
- Personal permission was attached by the Inspector and should be maintained, as the site was approved under the special circumstances of the Smith Family
- No objection to a further temporary permission given the current unmet need in the area.

(a full copy of the objection is available to view on the planning website)

REPRESENTATIONS

Approximately 25 letters of representation have been received, objecting to the proposal on the following grounds:

- The site currently has temporary permission until February 2019
- This is the second application for the same development, previously refused in June 2016 by the Southern Planning Committee on the grounds, '*There has been no material change in circumstances since the original appeal decision, in the absence of Condition 3, the proposal would introduce permanent development outside areas allocated in the development plan contrary to PPTS paragraph 23 and result in harm to the character and appearance of the open countryside*'
- There has been no material change in circumstance since the last refusal
- Approval would set a precedence for further permanent pitched on the site,
- Development is contrary to Policy PG 6 and SC7 of the Cheshire East Local Plan Strategy,
- The site is unsustainable development in the open countryside,
- Impact on listed buildings on Plant Lane,
- The conditions of the permission are not being adhered to and more than the approved number of caravans have been on site
- The Gypsy, Traveller and Travelling Showpeople: Site Identification Study – states the site is unsuitable as a location for permanent or any additional development.
- Part 2 of the Cheshire East Local Plan will identify suitable and sustainable sites for Gypsy and Travellers,
- Permanent permission would have a urbanising affect on the area,
- The accumulation of sites in the area amounts to unacceptable residential development within the open countryside.
- Safety concerns given the proximity to the Gas Pipeline, and lack of a risk assessment of the development

APPRAISAL

Principle of Development

Policies within the development plan, in conjunction with national planning guidance and advice in Planning Policy for Traveller Sites, accept that outside Green Belt areas, rural settings, where the application proposal is located (Open Countryside), are acceptable in principle for gypsy and traveller caravan sites.

Whilst the need for gypsy and traveller accommodation is a consideration (considered below), both development plan policies and Government guidance require, in addition, consideration of the impact on the surrounding area, neighbouring amenity, highway safety, the need to respect the scale of the nearest settled community and also the availability of alternatives to the car in accessing local services. These matters are assessed as part of the application. An application for the same proposal was refused by the Southern Planning Committee in 2015. Since that decision the Authority have adopted the Cheshire East Local Plan Strategy which has identified the need in Policy SC7, however have not yet allocated future sites, this will be carried out as part of the Site Allocations and Development Policies Document plan.

Demonstrable Need

Within para.24 of the Planning Policy for Traveller Sites (PPTS) (2015), it is advised that in assessment of planning applications, a number of issues should be considered including; a) *the existing level of local provision and need for sites.*

The Cheshire Gypsy, Traveller & Travelling Showpeople Assessment was completed in March 2014. In Cheshire East, the assessment identified an overall need for permanent residential pitches.

The existing identified need for Cheshire East is for 32 pitches between 2013-2018 (5-years), a further 17 pitches between 2018-2023 (10 years) and a further 20 pitches between 2023-2028 (15 years), bringing the total need to 64 pitches.

With regards to addressing this identified need;

- 24 Pitches have been granted at Booth Lane, Middlewich;
- 4 pitches approved at Land East of Goby Road, Crewe;
- 4 pitches at The Oaks, Smallwood;
- 9 transit pitches and 1 permanent pitch – council transit site
- 4 pitches have been granted at Betchton Gardens, Betchton

This brings the total approvals within the above timeframe to; 37 pitches. This meets the 5-year need to 2018, however, there remains a need for a further 27 pitches up to 2028, which the application proposal would help to meet.

Site Identification Study

Peter Brett Associates were appointed by the Council to carry out research to identify gypsy, traveller and travelling showpersons sites across the Borough. Sites have been assessed to determine if they are suitable, available and achievable. It is intended that the results of the study will be used to inform the development of relevant policies and allocations and to guide the consideration of planning applications.

It should be clarified that the site identification study does not allocate land for the proposed use, or confirm the acceptability in planning terms of the identified sites. It simply serves to highlight options available to the Council to meet the identified need for accommodation for gypsies, travellers and travelling showpeople within the Borough.

In terms of the application site, the Peter Brett report rejects the site as an option for permanent development stating that: '*The site would have an unacceptable impact on landscape character*'.

Sustainability

The PPTS (August 2015) states that travellers sites should be sustainable economically, socially and environmentally and states that Local Authority planning policies should;

- a) Promote peaceful and integrated co-existence between the site and the local community;
- b) Promote, in collaboration with commissioners of health services, access to appropriate health services;
- c) Ensure that children can attend school on a regular basis;
- d) Provide a settled base that reduces the need for long distance travelling and possible environmental damage caused by unauthorised encampment
- e) Provide proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well being of any travellers that may locate there or on others as a result of new development;
- f) Avoid placing undue pressure on local infrastructure and services;
- g) Do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans;
- h) Reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability

The PPTS has an intention, amongst other things, to create and support sustainable, respectful and inclusive communities where gypsies and travellers have fair access to suitable accommodation, education and health and welfare provision. The document clearly acknowledges that '*Local Planning Authorities should very strictly limit new traveller site development in the open countryside that is away from existing settlements or outside areas allocated within the development plan*' (paragraph 25). However, it does not state that gypsy/traveller sites cannot be located within the Open Countryside.

The document makes it clear that sustainability is important and should not only be considered in terms of transport mode and distance from services, but other factors such as economic and social considerations are important material considerations. It is considered that authorised sites assist in the promotion of peaceful and integrated co-existence between the site and the local community. A settled base ensures easier access to a GP and other health services and that any children are able to attend school on a regular basis. It is widely recognised that gypsies and travellers are believed to experience the worst health and education status of any disadvantaged group. In addition, a settled base can result in a reduction in the need for long distance travelling and the possible environmental damage caused by unauthorised encampment. Furthermore, the application site should not be located in

an area at high risk of flooding. These are all matters to be considered in the round when considering issues of sustainability.

The Inspectors who considered the appeals on this site and the adjacent site identified that most facilities are beyond the 1.6kms specified in the local plan (which was specified in Policy H8 of CBLP – now deleted), however, that most journeys to and from the site would be by private car, but that these journeys would be relatively short and limited in number. Policy SC7 of the CELPS does not specify a distance but states that in considering applications, '(i) Proximity of the site to local services and facilities' should be taken account of.

As such, overall it is considered that the site is in an unsustainable location.

Impact on the Character and Appearance of the Open Countryside

There is a very strict limitation on new traveller site development in the open countryside that is away from existing settlements identified in Policy H of the PPTS (para 25).

Paragraph 26 of the PPTS requires local authorities to attach weight to the following matters:

- a) Effective use of previously developed (brownfield), untidy or derelict land;
- b) Sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness;
- c) Promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children;
- d) Not enclosing with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

In his decision letter, when granting the original permission on this site, the Inspector identified *"the introduction of 4 residential pitches would introduce development outside areas allocated in the development plan, contrary to PPTS paragraph 23 and undermining the effectiveness of policies aimed at protecting the Countryside"*.

Limited harm to the character and appearance of the countryside has resulted from the presence of the four pitches, which would remain in the event that the permission was made permanent. There would therefore still be some conflict with the local plan and national policy in the PPTS and NPPF. Given the nature of the Moston area, a dispersed settlement of individual and small groups of dwellings, the proposed development would form another small group of dwellings which would not dominate the settled community. This approach and identification of harm to the character and appearance of the countryside is consistent with previous Inspectors who have considered previous applications on this field. There would not be any further harm to the character and appearance of the area if the site was occupied by any gypsy or traveller rather than those named in condition 3.

Amenity

Saved Policy GR6 (Amenity and Health) states that development will be permitted provided that the proposal would not have an unduly detrimental effect on amenity due to loss of

privacy, loss of sunlight and daylight, visual intrusion, environmental disturbance or pollution, traffic generation, access and parking.

No significant impact upon the living conditions of neighbours were identified at the time of the previous appeal, and no further amenity issues are raised with this proposal. The development is therefore considered to comply with policy GR6 of the local plan.

With regards to environmental disturbance, the Council's Environmental Protection Officer has reviewed the proposal and advised that they have no objections to the proposed development.

Highway Safety

The Strategic Infrastructure Manager notes that this application is proposed to vary condition 3 to allow a permanent use of the site for use gypsy pitches. As there is no change the amount of pitches on the site, the highway impact remains the same and as the site has operated without undue problems during the existing consent there are no objections to the variation.

Accordingly, the Strategic Infrastructure Manager has no objection to the planning application.

As such, no objections on highway safety grounds are raised.

HUMAN RIGHTS AND SAFEGUARDING CHILDREN

Local Planning Authorities should consider the consequences of refusing or granting planning permission, or taking enforcement action, on the rights of the individuals concerned. Article 8 of the Human Rights Act 1998 states that everyone has the right to respect for his private and family life, his home and his correspondence. It adds there shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals or the protection of the rights and freedoms of others.

Local Planning Authorities also have a duty to safeguard and promote the welfare of children under section 11 of the Children's Act 2004. In addition, the judgment of the Supreme Court in ZH (Tanzania) was that all local authorities are under a duty to consider the best interests of the children.

Section 11 of the Act states that Local Authorities must have regard to the need to safeguard and promote the welfare of children.

Further, Article 14 of the Human Rights Act states that the enjoyment of the rights and freedoms set forth in that Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.

Furthermore, the Planning Authority is required, under section 149 of the Public Sector Equality Act 2010, in the exercise of its functions, to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

The protected characteristics include:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

The duty to have regard to the three aims listed above applies not only to general formulation of policy but to decisions made in applying policy in individual cases.

Based on the information provided, no significant issues are raised in this regard.

THIRD PARTY COMMENTS

With regard to the comments received in representation, not addressed above, the proposal does not raise any additional health and safety issues relating to the gas pipeline to the east of the site beyond those on the existing permission.

PLANNING BALANCE AND CONCLUSION

Having regard to the rural location of the site, the distance from facilities and the absence of public transport the site is not considered to be in a sustainable location. This would have some adverse implications in terms of use of natural resources and movement towards a low carbon economy. In addition, there will be a limited adverse impact upon the character and appearance of this rural area to the same extent as there is for the existing development. The impacts from this proposal will of course be permanent. There is therefore conflict with the environmental role of sustainable development as set out in the Framework.

Balanced against this is the significant identified need for accommodation for gypsies and travellers in the Borough and the lack of available alternatives. A total of 69 additional plots are required within the Borough for the period to 2028. Whilst 37 additional permanent pitches have been granted planning permission since the publication of the GTTSAA, they are not currently available to the applicant, and substantial weight should still be attached to this unmet need in favour of the application.

Alongside this the Council's site identification study rejects the application site as a potential site for additional provision noting that it would have an unacceptable impact upon landscape character. However, there are currently no alternative sites that are available to the applicants or any other gypsy or travellers. The lack of any alternative site now and at least for the immediate future also carries significant weight in favour of the proposal.

At the time of the original application, the Inspector concluded that the harm to the character and appearance of the countryside was sufficient to justify the refusal of a permanent planning permission. He also noted that policy H of the PPTS states that local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

The word "very" has now been inserted before "strictly limit" in the PTTS presumably to increase the protection given to open countryside locations, such as the application site. Since the adoption of the CELPS the identified need has been quantified, however additional sites will not be allocated until SADPD of the local plan is adopted, and therefore there remains a significant unmet need for gypsy and traveller pitches.

The Inspector found that the identified harm must be balanced against the substantial current need for gypsy and traveller pitches in Cheshire East and the lack of alternative accommodation available to the appellant and his family. Due to the fact that it is likely that new pitches will become available through the development plan process, the Inspector considered that permission for a temporary period of five years was appropriate.

The temporary permission was granted in February 2014 and runs until February 2019. The permission therefore still has around a year left. At this time it is expected that the first draft of the Site Allocations and Development Policies Document will be published for consultation in the first half of 2018. It is therefore unlikely to be adopted before the current temporary permission expires. It is therefore considered that adding an additional 2 years to the permission (3 years in total) would allow sufficient time for a suitable site to come forward for permanent use with in the SADPD.

Turning to the occupancy of the site being restricted to the identified family members; the Inspector stated that the temporary period of 5 years would cater for the appellant's short term need and provide the Council reasonable time to deliver site allocations. However, in the Inspector's decision letter under the heading "*Need & Personal Circumstances*", all that is said about the appellant's needs is "*It is clear that, as a gypsy, the appellant is disadvantaged by the unmet need and that significant weight should be attached to the accommodation needs of the appellant and his family.*" Furthermore, when considering the location of the site, the Inspector noted, "*Although it was claimed at the Inquiry that members of the family had a need for regular medical attention, no evidence of substance was provided to substantiate this or to indicate that the appellant's family has any specific need to be accommodated on the appeal site specifically to access health, educational or other services, although at the time of the Hearing the appellant's son and daughter-in-law were expecting the birth of their first child.*"

These circumstances could therefore apply to any gypsy or traveller and not just the applicant and his family. There was little or no evidence presented at the appeal to show a specific need for the applicant to be located on the application site, and therefore it is considered that

less weight should be afforded to the personal needs of the applicant compared to the significant unmet need in general for gypsy and traveller sites within the Borough. Indeed, the Inspector on the adjacent site concluded along similar lines, the general need outweighed the harm to the character and appearance of the area and the unsustainable location, and the appellant's needs in that case just added more weight in favour of the proposal. In summary, it is not considered to be the personal circumstances of the applicant that justify the granting of a temporary permission in this case.

It is therefore considered that the condition 3 should be varied to allow occupation of the site by any gypsy / traveller, and the temporary time frame retained but extended to 13th February 2021.

RECOMMENDATION

It is recommended that the temporary permission remains, but extended until 13th February 2021, and that the restriction on occupation of the site by named family members is removed. Condition 3 should therefore be varied to:

- 3. *The use of the land as a residential caravan site shall be discontinued and the land restored to its former condition on or before 13 February 2021, in accordance with a scheme of work first submitted to and approved in writing by the local planning authority.***

APPROVED WITH CONDITIONS;

- 1. The site shall not be occupied by any persons other than gypsies and travellers as defined by the Planning Policy for Traveller Sites**
- 2. Temporary permission until 13th February 2021**
- 3. Approved plans**
- 4. All details of the gates, hard and soft landscaping, utility blocks, external surfaces and roofs of any buildings shall be maintained in accordance with 14/1853D**
- 5. Removal of Permitted Development for fences, gates or walls other than those expressly authorised by this permission shall be constructed,**
- 6. No more than 4 pitches on the site and on each site the 4 pitches hereby approved no more than 2 caravans.**
- 7. No commercial activities shall take place on the land, including the storage of materials**
- 8. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

