

Application No: 20/0289C

Location: 104, LAWTON ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE, ST7 2DB

Proposal: Residential development of 4No 3 Bedroom detached bungalows together with a new access road and associated site works.

Applicant: Mr M Bailey, Alcock & Bailey Ltd

Expiry Date: 03-Jul-2020

SUMMARY

The site lies within the settlement boundary for Alsager and the principle of residential development on the site is acceptable. The developments accords with Policies PG2 and SE2 of the CELPS and Policy H1 of the ANP.

The site is sustainably located and is in easy walking distance of Alsager Town Centre, public transport and services and facilities within the town. The development complies with Policies SD1 and SD2 of the CELPS and TTS1 of the ANP.

The development is considered to be acceptable in terms of its impact upon the residential amenities of the dwellings surrounding the site. There is no conflict with Policies GR6 and GR7 of the CBLP, the SPG or Policy H6 of the ANP.

Following the receipt of amended plans the development is considered to be acceptable in terms of its impact upon the highway network. The development complies with GR9 and GR14 - GR18 of the CBLP, CO2 of the CELPS, and TTS1 and TTS2 of the ANP.

There would be no significant impacts in terms of flood risk drainage or ecology. As such the development complies with SE3 and SE13 of the CELPS and TTS10 and NBE5 of the ANP.

The impact upon trees is acceptable subject to the imposition of planning conditions. The development complies with Policy SE5 of the CELPS and NBE4 of the ANP.

The design has been subject to negotiations during the course of this application and is now considered to be acceptable and complies with Policy SE1 of the CELPS and the CEC Design Guide and H6 of the ANP.

The application would comply with the relevant policies of the Development Plan and is recommended for approval.

RECOMMENDATION

APPROVE subject to the imposition of planning conditions

REASON FOR DEFERRAL

This application was deferred at the Southern Planning Committee meeting on 4th March 2020 for the following reason;

'Defer for consultation with Ansa concerning bin collection arrangements'

REASON FOR REFERRAL

This application is referred to Southern Planning Committee at the request of Cllr Williams for the following reason;

'I understand from Cllr Rod Fletcher that this application has previously been 'called in' and that as far as he was aware the call-in still stands. If, however, this is not the case and the previous call-in does not apply to the new application I am issuing a call-in request on the grounds of over-development of the site.'

'There is substantial concern about the scale of the development among local residents and the proposed dwellings appear out of scale for the site when there is a recognised need for bungalows and smaller dwellings within the town. I would therefore reiterate Cllr Fletcher's original call-in request and add my own concerns about the scale of the proposed development within a town-centre site of this kind'

PROPOSAL

Full planning permission is sought to erect four bungalows each with a detached garage. The proposed dwellings would be arranged around a small cul-de-sac.

SITE DESCRIPTION

The application site is a vacant plot of land which was previously occupied by a large detached dwelling which has now been demolished. The site lies within the Alsager Settlement Boundary.

The site is currently overgrown and includes a number of trees which are the subject of a Tree Preservation Order. The site is set at a higher level to Lawton Road and levels rise towards the southern boundary of the site.

The site is surrounded by residential properties to all sides.

RELEVANT HISTORY

19/4513C - Residential development of 3 detached bungalows together with a new access road and associated site works – Withdrawn 26th November 2019

16/6210C - Demolition of existing dwelling and construction of a replacement dwelling – Approved 23rd March 2017

15/5816C - Extensions and alterations including demolition and rebuilding of existing 2 storey annex to side of main house, single storey side/rear swimming pool extension, single storey rear extension and 2 storey entrance side extension with single storey garage to side and a new roof – Withdrawn 28th October 2016

NATIONAL & LOCAL POLICY

Cheshire East Local Plan Strategy (CELPS)

PG1 – Overall Development Strategy
PG2 – Settlement Hierarchy
PG7 – Spatial Distribution of Development
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
IN1 – Infrastructure
IN2 – Developer Contributions
SC1 – Leisure and Recreation
SC3 – Health and Well-Being
SC4 – Residential Mix
SC5 – Affordable Homes
CO1 - Sustainable Travel and Transport
CO4 – Travel Plans and Transport Assessments
SE 1 - Design
SE 2 - Efficient Use of Land
SE 3 - Biodiversity and Geodiversity
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 6 – Green Infrastructure
SE 7 – The Historic Environment
SE 8 – Renewable and Low Carbon Energy
SE12 – Pollution, Land Contamination and Land Instability
SE 13 - Flood Risk and Water Management

Congleton Borough Local Plan (CBLP)

The relevant Saved Policies are:

PS4 Towns
GR6 Amenity and Health
GR7 Amenity and Health
GR9 Accessibility, servicing and provision of parking
GR14 Cycling Measures
GR15 Pedestrian Measures
GR16 Footpaths Bridleway and Cycleway Networks
GR17 Car parking
GR18 Traffic Generation
NR3 Habitats
NR5 Habitats

Neighbourhood Plan

The Alsager Neighbourhood Plan (ANP) passed referendum on 27th February 2020 and was made on 15th April 2020

H1 – Type and Mix of New Housing

H2 – Climate Change and Housing

H3 – Infrastructure and Sustainable Housing Development

H4 – Size, Scale and Density of New Housing Developments

H6 – Housing Design

NBE4 – Woodlands, Trees and Hedgerows

NBE5 – Wildlife and Housing

NBE6 – Development affecting Heritage Assets and their Setting

CW2 – Health and Leisure Facilities

CW3 – Safe and Accessible Routes

TTS1 – Promoting Sustainable Transport

TTS2 – Congestion and Highway Safety

TTS3 – Car Parking and Electric Charging Points

TTS4 – Accessibility

TTS5 – Footpath, Bridleway and Cycleway Network

TTS6 – Infrastructure

TTS8 – Improving Air Quality

TTS9 – Drainage – Sustainable Urban Drainage Systems

TTS10 – Surface Water

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

11. Presumption in favour of sustainable development.

124 - 132 Achieving well-designed places

Other Considerations

Cheshire East Design Guide

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2017

CONSULTATIONS (External to Planning)

United Utilities: General comments provided.

CEC Flood Risk Manager: No objection – condition suggested.

Head of Strategic Infrastructure: No objection subject to the imposition of a planning condition and an informative.

CEC Environmental Health: The following conditions are suggested; piling works, dust management plan, electric vehicle infrastructure, low emission boilers and contaminated land. Informatives suggested in relation to contaminated land and construction hours.

ANSA: Looking at the plans, the road would be wide enough for us to reverse a bin wagon down. However as it is a private drive this would be depend on the residents agreeing to this.

If we are unable to use the private road for access we would then expect the bins to be presented on the main road with the exception of assisted collections where we would take the bin from where it is stored and return it to the same place.

VIEWS OF THE TOWN COUNCIL

Alsager Town Council: Object to this application on the following grounds;

- Overdevelopment
- Not in keeping with the street-scene
- Inadequate parking provision for the amount of properties

OTHER REPRESENTATIONS

Letters of objection have been received from 6 local households raising the following points;

- Too many developments happening simultaneously in the area
- Increased traffic congestion
- Loss of trees on the site
- Impact upon wildlife in the area/loss of habitat
- No trees should be removed as part of this application
- The site only previously had 1 dwelling and increasing to 4 will be a mistake
- Roads in the area are in a poor state of repair with potholes and flooding
- Loss of privacy for the dwellings opposite the site
- The busy road will become more dangerous
- There is a large amount of development in the area
- A development of 4 dwellings has previously been rejected
- The Alsager Neighbourhood Plan should be considered and this will go to referendum on 27th February 2020
- Older people are unlikely to want 4 bedroom bungalows
- The application does not give enough weight to ecology, green space and trees
- The application makes no reference to the retaining wall along the southern boundary of the site
- Loss of trees could affect the stability of the retaining wall and impact upon the structural stability of retaining wall and adjacent properties
- Some vegetation has been cleared from the site and this has already affected bird species on the site
- Over 30 trees are to be removed as part of the proposed development
- The proposed landscaping scheme includes conifers
- What covenants are in place to ensure that the owners of the new properties retain the TPO trees in good condition?
- Concern that the future occupiers will apply to remove trees on the site
- Loss of privacy to the dwellings to the south of the site
- Taller properties are proposed to be constructed where the land level is at its highest
- Concerns that there will be loft conversions in the future which would impact upon privacy
- Impact from noise and activity in the proposed private amenity space
- Backland development should be resisted in Alsager

- No further housing is needed in Alsager
- Increase in traffic congestion
- Existing parking problems along Lawton Road
- There are already applications for housing development at 112 and 130 Lawton Road

One letter of support has been received which raises the following points;

- The application is proportionate and will enhance the surrounding area

APPRAISAL

Principle of Development

The site is located within the settlement boundary for Alsager (a Key Service Centre). Policy PG2 states that in the key service centres *'development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability'*.

As a windfall site Policy SE2 states that development should;

- Consider the landscape and townscape character of the surrounding area when determining the character and density of development
- Build upon existing concentrations of activities and existing infrastructure
- Not require major investment in new infrastructure
- Consider the consequences of the proposal for sustainable development having regard to Policies SD1 and SD2

Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out quickly. To promote the development of a good mix of sites local planning authorities should amongst other things *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'*.

Policy H1 of the ANP originally stated that any additional housing 'over and above that identified in the CELPS and the Housing Advice Note will only be supported if there is a clear justification for a higher target number of houses agreed for Alsager as a Key Service Centre through the Development Plan process'.

However the examiner of the ANP has recommended that this part of the policy is deleted. The reason being that the *'the housing numbers are not a target. Therefore, this element of the policy does not generally conform with the CELPS which sets out a minimum requirement of 36,000 new homes'*. Policy H1 now states that proposals which specifically include housing such as bungalows suitable for individual living by older people to meet the needs of the growing ageing population will be supported.

The principle of residential development on this site in the settlement boundary is therefore considered to be acceptable.

Location of the site

Policy SD1 states that wherever possible development should be accessible by public transport, walking and cycling (point 6) and that development should prioritise the most accessible and sustainable locations (point 17). The justification to Policy SD2 then provides suggested distances to services and amenities.

In this case the site is very close to the town centre of Alsager (approximately 350m). As such the site is considered to be highly sustainable and services and facilities could easily be accessed by non-motorised forms of transport. The site is considered to be sustainably located and complies with Policies SD1 and SD2 of the CELPS and TTS1 of the ANP.

POS

As a development of this size falls below the threshold for open space provision.

Education

This application falls below the threshold for education provision.

Highways Implications

The proposed development would have a single access point accessed off Lawton Road. The previous application was supported by a speed survey which indicated that the 85th percentile speed is 30mph in both directions.

The proposed access would have visibility splays of 2.4m x 43m in both directions subject to a small section of the front boundary wall being reduced in height or re-positioned. The Head of Strategic Infrastructure has confirmed that there have been no recorded accidents on this stretch of Lawton Road within the last 3 years.

Policy TTS3 of the ANP requires compliance with the CEC parking standards which is 2 spaces per dwelling. Off-road parking provision complies with CEC standards and turning areas are sufficient and the access will have an acceptable width.

Four residential properties will generate little traffic movement and will have minimal impact upon the local highway network. Refuse collection can take place from the highway where the collection point is shown (this is discussed in greater detail below).

A condition can be attached to ensure that the site access and visibility splays are provided prior to the first occupation of the development as well as a condition to ensure that each unit has cycle parking provision.

Subject to the above condition, no highway objections are raised and the proposal is deemed to adhere with Policy GR9 of the CBLP, Policy SD1 of the CELPS with regards to highways matters and TTS2 of the ANP.

Amenity

In this case the Congleton Borough SPG requires the following separation distances:

21.3 metres between principal elevations

13.8 metres between a non-principal and principal elevations

It should also be noted that the recently adopted Cheshire East Design Guide SPD also includes reference to separation distances and states that separation distances should be seen as a guide rather than a hard and fast rule.

Figure 11:13 of the Design Guide identifies the following separation distances;

21 metres for typical rear separation distance

18 metres for typical frontage separation distance

12 metres for reduced frontage separation distance (minimum)

To the east of the site is a large detached dwelling at 106 Lawton Road. This property is set within a large plot with the dwelling set back from Lawton Road by 31m. The proposed dwelling on plot 1 is set further forward and would have a blank side elevation facing the boundary with 106 Lawton Road. Given its siting and single storey nature it is not considered that this plot would materially impact upon No 106.

Plot 2 is orientated with its rear elevation facing the side elevation of 106 Lawton Road. There would be a separation distance of 10.7m at its closest point (but would be 14.2m at its furthest). Within the side elevation of No 106 Lawton Road are a number of windows all of which are obscure glazed and secondary. Although part of the separation distance is below the standard set out in the SPG this relationship is considered to be acceptable due to the wide nature of the proposed garden (12m) and the orientation of the dwellings.

Plot 3 is orientated with its rear elevation facing the side boundary of 106 Lawton Road. There would be a separation distance of 8m to the boundary at its narrowest and 10.4 at its furthest. There would be a separation distance of 13m at its closest point between the nearest points between the dwellings (corner to corner). This relationship is considered to be acceptable.

Plot 4 is set further back within the site and angled to No 106. Given the relationship and separation distance there would be no impact from this plot upon 106.

To the south of the site are dwellings at 9 Thomas Close and 8 Davis Close. The proposed dwelling on plot 4 would be angled and face towards the south-east corner of the site towards No 9 Thomas Close. There would be a separation distance of approximately 18m from the rear elevation of plot 4 and the blank side elevation of No 9 Thomas Close. This separation distance exceeds the separation distance requirements. Furthermore the application site is at a lower level and the proposed dwellings are single storey in nature. This relationship is therefore considered acceptable.

The garage to serve plot 4 would be 11m from the side elevation of 24 Fields Close and 13m from the boundary with 8 Davis Close. This would not cause any amenity impacts.

The front elevation of plot 2 would face towards the side elevation of the dwelling at 19 Fields Close which has a blank side elevation facing the site (with a separation distance of 19m). This relationship meets the separation distances and is considered to be acceptable.

The side elevation of plot 1 would be 18m from the side elevation of No 100 Lawton Road. Again the relationship complies with the spacing standards and is considered to be acceptable.

To the north of the site plot 1 would face towards 91 Lawton Road. There would be a separation distance of approximately 44m between the properties and the relationship is considered to be acceptable.

With regards to private amenity space, the minimum recommended standard detailed within SPD is 65 square metres. The proposed private garden spaces are commensurate with the size of the dwellings as proposed. On this basis, the proposal complies with policy H6 of the ANP.

Air Quality

Policy SE12 of the CELPS states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, this is echoed in ANP policy TTS8..

The impact upon air quality could be mitigated with the imposition of a condition to require the provision of electric vehicle charging points and a condition relating to a dust management plan.

Contaminated Land

Residential properties are a sensitive end use and could be affected by any contamination present or brought onto the site. The application area was previously considered under 16/6210C with contaminated land conditions attached. A contaminated land assessment was submitted under 17/4854D and was satisfactorily discharged to the satisfaction of the Contaminated Land Officer. On this basis, the Contaminated Land Officer is satisfied, however, given that this is a revised scheme, submitted after the demolition of the original on site dwelling, standard precautionary soil import and unexpected contamination conditions are recommended.

Trees and Hedgerows

There are existing trees within the vicinity of the proposed development. The whole site lies within Area A4 of the Congleton Borough Council (Fields Road/ Lawton Road Alsager) TPO 1975. Only trees present at the time the Order was made can be deemed protected.

There has been a previous approval for demolition of the original dwelling and construction of a replacement dwelling (16/6210C). Historically, trees have been removed from the centre of the site and the remaining tree cover is mainly around the periphery of the site.

The current submission is supported by a document entitled *Tree survey and Impact Assessment*. The survey covers trees on the site and on adjoining land. The application also includes a Schedule of Tree Works and a Revised Tree Impact and Protection Plan.

The Impact Assessment indicates that a number of trees would be removed to accommodate the development and that several other specimens are recommended for removal on grounds of their condition or as part of a thinning operation to benefit retained trees.

Tree losses were accepted under the previous application (16/6210C) and some of the tree cover on the site is of low quality. The proposed tree removals include the only grade A tree on the site, a Chilean Pine/Monkey Puzzle. This tree has significant growth potential and would not be suitable for retention in a development of the nature proposed.

On the western boundary of the site where trees are closely spaced, a tree removal plan has now been agreed with the Council Tree Officer.

It is noted that a representation has been received which references the proposed removal of an Oak T93 to the south east corner of the site. This tree has been confirmed to have decay at the base and there is no objection to its removal.

The shading diagram suggests that all the plots would in part be impacted by shading from trees. The proposed dwellings would now have an acceptable level of private amenity space and although there would be some shading the impact is considered to be acceptable.

Local Plan Policy SE 5 requires that all developments should ensure the sustainable management of trees, woodlands and hedgerows including the provision of new planting within new development to retain and improve canopy cover, enable climate adaptation resilience and support biodiversity. Policy NBE4 of the ANP where trees are lost they should be replaced by native species.

This planning application provides an opportunity to incorporate new planting in accordance with this policy. An acceptable landscape scheme has been provided which make provision for replacement planting.

Landscape

There are no significant landscape issues. Details of boundary treatment should be sought by condition. An acceptable landscape scheme has been provided.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 124 states that:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'

Policy SE1 of the CELPS advises that the proposal should achieve a high standard of design and; wherever possible, enhance the built environment. It should also respect the pattern, character and form of the surroundings. There are also further references to design within policies; SD1, SD2 and SE3 of the CELPS.

Policy H6 of the ANP states that all new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the built environment. The policy identifies that in Alsager amongst other things good design means;

- Complementing and enhancing where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the plan area including where appropriate the provision of chimneys.
- Demonstrating that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over-dominance or general disturbance.
- Responding positively to the local character of its immediate environment particularly the conservation area in the plan area by showing an understanding of the qualities which make up this character.
- The use of good quality local materials such as red Cheshire brick, as well as more innovative materials will be encouraged provided they are sympathetic to the context in which they are proposed and maintain the local vernacular and enhanced sense of place.

The proposal seeks the erection of 4 detached bungalows sited around an access drive taken off Lawton Road. The properties along Lawton Road are largely two-stories in height but there are some examples of bungalows in the vicinity of the site. The street-scene is mixed and the provision of bungalows on this site would not cause harm to the street-scene.

The provision of access driveways at off Lawton Road has been accepted previously such as opposite the site and at Vale Gardens to the east of the site.

The proposed dwelling to the frontage of the site is plot 1 which would also include a bay window feature to the side elevation as you enter into the site.

Plot 1 is set further forward than the dwelling at 106 Lawton Road but further back than the dwelling at 100 Lawton Road. It is considered that this staggered siting between the two properties at either side is acceptable.

The proposed dwellings would have hipped roofs. There is a mix of roof forms within the vicinity of the site and the roof design is considered to be acceptable.

The detailed design of the dwellings includes bay windows, brick plinth, window headers, sill details, projecting gables, eaves detailing and porch details. It is considered that the proposed dwellings are largely acceptable in terms of the detailed design.

Plot 4 is prominently located at the head of the cul-de-sac and there were originally concerns over the siting of this dwelling and the prominence of the garage and drive at the head of the cul-de-sac. However this is the best solution in terms of the relationship to the retained trees to the southern boundary and the future retention of these trees and the relationship to the proposed dwellings outweighs the limited harm to the appearance of the development.

It is considered that the design complies with Policies; SE1, SD1 and SD2 of the CELPS, the Cheshire East Design Guide SPD and the NPPF.

Ecology

In this case the Councils Ecologist has been consulted and has stated that he does not anticipate there being any significant ecological issues associated with this proposed development. In the event that planning permission is granted conditions are suggested in relation to the timing of works within the bird breeding season and the incorporation of features suitable for use by breeding birds.

Policy NBE5 of the ANP requires the developments should produce a green infrastructure plan on 'all significant proposals'. However the ANP does not identify what a 'significant proposal' is. In any event matters such as tree protection, lighting bird boxes and landscaping can be controlled via the imposition of planning conditions.

Flood Risk and Drainage

Policy SE13 of the CELPS states that all development must integrate measures for sustainable water management to reduce flood risk, avoid adverse impact on water quality and quantity within the borough.

The site currently sits within Flood Zone 1. The Councils Flood Risk Officer and United Utilities have been consulted as part of this application and have raised no objection subject to the imposition of a planning condition. Subject to this condition the development would comply with Policy SE13.

Land Levels

Finished floor levels of the proposed dwellings have been provided on the submitted site plan. These largely reflect the existing levels on the application site and are acceptable.

Bin Collection

The application was deferred to allow consultation with ANSA regarding bin collection.

The consultation from ANSA identifies that there are two options for bin collection. Collection could be made by the bin wagon reversing into the private driveway. This would need the agreement of the future residents within the private driveway.

The second option would be that the future occupiers would leave their bins at a collection point on Lawton Road where they could be collected. If any occupant of the site is unable to do this due to being elderly or disabled then there is an assisted collection service and details of how to access this service are available on the Councils website.

The consultation response from ANSA does not raise any objection to the application. The proposed development with dwellings positioned around a private access would be no different than many other sites within the Borough including many of the large scale housing developments which have been approved.

CONCLUSION

The site lies within the settlement boundary for Alsager and the principle of residential development on the site is acceptable. The developments accords with Policies PG2 and SE2 of the CELPS and Policy H1 of the ANP.

The site is sustainably located and is in easy walking distance of Alsager Town Centre, public transport and services and facilities within the town. The development complies with Policies SD1 and SD2 of the CELPS and TTS1 of the ANP.

The development is considered to be acceptable in terms of its impact upon the residential amenities of the dwellings surrounding the site. There is no conflict with Policies GR6 and GR7 of the CBLP, the SPG or Policy H6 of the ANP.

Following the receipt of amended plans the development is considered to be acceptable in terms of its impact upon the highway network. The development complies with GR9 and GR14 - GR18 of the CBLP, CO2 of the CELPS, and TTS1 and TTS2 of the ANP.

There would be no significant impacts in terms of flood risk drainage or ecology. As such the development complies with SE3 and SE13 of the CELPS and TTS10 and NBE5 of the ANP.

The impact upon trees is acceptable subject to the imposition of planning conditions. The development complies with Policy SE5 of the CELPS and NBE4 of the ANP.

The design has been subject to negotiations during the course of this application and is now considered to be acceptable and complies with Policy SE1 of the CELPS and the CEC Design Guide and H6 of the ANP.

The application would comply with the relevant policies of the Development Plan and is recommended for approval.

RECOMMENDATIONS

APPROVE with the following conditions;

- 1. Standard time**
- 2. Approved Plans**
- 3. Nesting bird boxes provision**
- 4. Breeding birds – timing of works**
- 5. Hedgehog gaps in fencing to be provided**
- 6. Tree Protection in accordance with submitted details**
- 7. Tree felling/pruning in accordance with submitted details**
- 8. Submission and approval of a drainage strategy**
- 9. Land levels in accordance with the approved plans**
- 10. Dust Management Plan**
- 11. Electric Vehicle Charging points**
- 12. Details of any soils imported onto the site**
- 13. Works to stop if any unexpected contamination is discovered**
- 14. Boundary Treatment to be submitted and approved**

- 15. Landscaping implementation**
- 16. Materials to be submitted**
- 17. Access and visibility splays to be provided prior to first occupation**
- 18. Cycle parking details to be submitted and approved**

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 his 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.

