

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-KTS/812

- Applicant** : R-riches Asset Management Limited represented by R-riches Property Consultants Limited
- Site** : Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long
- Site Area** : About 2,883.1 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Residential (Group C)” (“R(C)”)
[Maximum plot ratio of 0.8, maximum site coverage of 40% and maximum building height of 4 storeys (12 m)]
- Application** : Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary shop and services with ancillary facilities for a period of 5 years. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use in the “R(C)” zone, which requires planning permission from the Town Planning Board (the Board). Major part of the Site is currently occupied by some shop and services use with planning approval under application No. A/YL-KTS/737 (**Plans A-2 to A-4**).
- 1.2 The Site is the subject of five previous applications (No. A/YL-KTS/607, 662, 711, 721 and 737) for temporary public vehicle park and shop and services uses. The first three applications for temporary public vehicle park were rejected by the Rural and New Town Planning Committee (the Committee) between 2013 and 2016. The remaining two applications for

various temporary shop and services use were approved with conditions by the Committee on 3.2.2017 and 9.6.2017 for 3 years. For the last approved application No. A/YL-KTS/737, some of the approval conditions have been complied with and the planning permission is valid until 9.6.2020.

- 1.3 According to the applicant, the development involves eleven 1 to 2-storey (2m to 7.2m high) structures for shop and services, washroom, guard room, fire services water tank and panel and meter room with a total floor area of 1,206.9 m². As different from the previous approved application which has specified the types of shop and services uses (see paragraph 5.3 below), the application is for shop and services uses, without specifying the type of uses. The estimated number of visitor and staff are 50 and 20 per day. Two loading/unloading bays for light goods vehicle will be provided within the Site. The operation hours are between 7 a.m. and 9 p.m. daily. The Site can be accessed via 3 entrances (1 for vehicle and 2 for pedestrian) and the vehicular access is linked to Kam Sheung Road via a local track (**Plan A-1a**). The access plan, layout plan and landscape proposal submitted by the applicant are shown in **Drawings A-1 to A-3**.
- 1.4 Compared with the last approved application (No. A/YL-KTS/737), the current application has similar layout but an increase in site area from 2,544m² to 2,883.1m² (+339.1m²/+13.3%) and total floor area from 1,200m² to 1,206.9m² (+6.9m²/+0.6%) with two more temporary structures for meter room and guardroom. Also, it applies for 5-year planning permission instead of 3-year in the last application.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with supplementary information (**Appendix I**) received on 4.1.2019
 - (b) Further Information (FI) received on 18.2.2019 (**Appendix Ia**) providing clarifications and response to departmental comments

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendix I** and the FI at **Appendix Ia**. They can be summarized as follows:

- (a) There is a great demand for various shop and services uses from the residents in Kam Tin and surrounding area. The Site is owned by Tso Tong and it is difficult to develop the Site for residential use. The applied use will be able to utilize the land resources.
- (b) The applied shop and services is to serve the local residents. The development will only operate within the operation hours and all the

lightings will be switched off after the operation hours to minimize the nuisance to the surrounding area. No public announcement system will be used at the Site. Also, landscape planting of not less than 2.75m high is currently provided along the site boundary to act as noise barrier and buffer to the surrounding area. Air conditioners are placed 2m from the site boundary to set back from the residential development.

- (c) The applicant is the operator of the development. While most of the shops at the Site have been rented, the shop and services use will change in time. Some of the approval conditions in the previous application No. A/YL-KTS/737 have been complied with. The applicant will reinstate the Site into an amenity area after the expiry of the planning permission if the application is approved.
- (d) Temporary approval of the applied use will not frustrate the long-term planning intention. The Site is subject to 2 previous approved applications for shop and services and approval of the current application will not set an undesirable precedent.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not the “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending notification letter to the Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active enforcement case. Should there be sufficient evidence to prove that the use on the Site constitutes an unauthorized development under the Town Planning Ordinance, enforcement action will be taken.

5. Previous Applications

- 5.1 The Site is the subject of five previous applications (Nos. A/YL-KTS/607, 662, 711, 721 and 737) for temporary public vehicle park and various shop and services uses. Details of the previous applications are summarized in **Appendix II** and their locations are shown on **Plan A-1b**.
- 5.2 Applications No. A/YL-KTS/607, 662 and 711 for temporary public vehicle park (private cars and light goods vehicles/excluding container vehicles) covering a larger site area were rejected by the Committee on 22.11.2013, 27.3.2015 and 29.7.2016 respectively on similar grounds that the proposed development was not in line with the planning intention of the “R(C)” zone;

not compatible with the surrounding land uses which were predominated by residential developments; failed to demonstrate that the proposed development would not cause adverse environmental, landscape and/or traffic impacts on the surrounding areas; and the approval of the application would set an undesirable precedent.

- 5.3 The last two applications (No. A/YL-KTS/721 and 737)¹ for specific types of temporary shop and services uses were approved for 3 years with conditions by the Committee on 3.2.2017 and 9.6.2017 respectively for the reasons that the temporary approval would not frustrate the long-term planning intention of the “R(C)” zone; the development was not incompatible with the surroundings land uses; it was unlikely that the development would generate significant environmental nuisance to the nearby residential structures/dwellings; the relevant government departments had no adverse comments; and departmental concern could be addressed by imposing approval conditions. However, application No. A/YL-KTS/721 (involve a smaller site area) was revoked due to non-compliance with approval conditions on submission of modification work proposal of public footpath and street furniture, and landscape, drainage and fire service installations proposals. For the last approved application No. A/YL-KTS/737 (involve a slightly smaller site area), approval conditions in relation to the submission of modification work proposal of existing footpath and street furniture, submission and implementation of landscape proposal and submission of drainage and fire service installations proposal have been complied with. While the implementation aspect of some conditions has not been complied with, the planning permission is valid until 9.6.2020.

6. Similar Application

There is one similar application (No. A/YL-KTS/736) for proposed temporary shop and services (car beauty product) within the same “R(C)” zone on the OZP. The application was approved with conditions by the Committee on 26.5.2017 for 3 years for the reasons that temporary approval would not frustrate the long-term planning intention of the “R(C)” zone; not incompatible with the surroundings land uses; it is unlikely that the development would generate significant environmental nuisance to the nearby residential structures/dwellings; and the relevant government departments had no adverse comments on the development, except for CTP/UD&L of PlanD, and the technical concerns could be addressed by approval conditions on landscape aspect. However, the planning approval was revoked on 27.11.2017 due to non-compliance with approval conditions. Details of the application are summarized in **Appendix III** and the location is shown on **Plan A-1a**.

¹ The specified uses in application No. A/YL-KTS/721 were real estate agency, pet salon, bicycle retail store and convenience store. Those proposed in application No. A/YL-KTS/737 were real estate agency, interior design office, bicycle retail store, chinese medical clinic, convenience store, retail store, supermarket, courier service counter, pet salon, pet clinic and ancillary management office.

7. The Site and Its Surrounding Areas (Plans A-1a to A-4)

7.1 The Site is:

- (a) mostly paved and occupied by some shop and services uses (e.g. real estate agency, retail store and convenience store, etc.) with planning permission under application No. A/YL-KTS/737;
- (b) located to the north of West Rail Kam Sheung Road Station and Kam Tin River; and
- (c) accessible via local track branching off Kam Sheung Road.

7.2 The surrounding areas are predominated by low-rise residential structures/dwellings, parking of vehicles, open storage yard and vacant/unused land. The parking of vehicles and open storage yard are suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its northeast, east, south and west are residential structures /dwellings and unused land. An open storage yard is located at the southwest of the Site (**Plan A-2**); and
- (b) to its immediate north is a large piece of vacant land. To its northwest are parking of vehicles and a residential development.

8. Planning Intention

The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9. Comments from Relevant Government Departments

9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

- (b) The Site is accessible from Kam Sheung Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) The Site falls within the Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structures shall not exceed the relevant airfield height limit within the SKAHRA.
- (d) Should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The modification of the existing public footpath and associated street furniture abutting the proposed entrance at the eastern boundary of the Site should be at the applicant's own cost and to the satisfaction of the C for T and the Director of Highways or of the Board.
- (d) At the end of approval period, the reinstatement of the existing public footpath and associated street furniture abutting the entrance at the eastern boundary of the Site should be at the applicant's own cost to the satisfaction of the C for T and the Director of Highways or of the Board.

- (e) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) His department does not and will not maintain any access connecting the Site and Kam Sheung Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads or road and drains.
- (c) According to the applicant, the modification work of the public footpath and associated street furniture for the entrance at the eastern boundary of the Site (including the design and location) will remain unchanged as in the previous approved application (No. A/YL-KTS/737) and will continue to be used in the current application. As the submission of modification work proposal under the previous application (No. A/YL-KTS/737) has been complied with but not the implementation aspect, it is suggested that approval condition on the implementation of the approved modification work proposal to the satisfaction of the HyD and C for T should be included in the current application. Also, the modification should be completed at the applicant's own cost.
- (d) At the end of approval period, the applicant shall reinstate the existing footpath abutting the proposed pedestrian exit/entrance at the applicant's own cost to the satisfaction of HyD and C for T.

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) There are environmental complaints on noise and air aspects received in February 2019.

- (b) From the environmental planning perspective, the applicant should minimize any noise from the proposed use, and should prohibit the use of public announcement system, portable loudspeakers or any form of audio amplification system so that it would not cause any environmental nuisance to nearby sensitive receivers.
- (c) The applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimise any potential environmental nuisances.

Landscape

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no objection to the application.
- (b) According to the aerial photo of 2018, the surrounding area is in rural village character with low-rise residential houses and scattered tree groups. The proposed use is considered not incompatible with the existing landscape setting in proximity.
- (c) According to the site visit conducted on 16.1.2019, part of the Site was hard paved with temporary structures erected. Existing trees of common species in fair to good condition were found along the north boundary and south boundary within the Site. Further adverse landscape impact from the proposed use is not anticipated.
- (d) Should the application be approved, the approval condition on all existing trees within the Site shall be maintained in healthy condition should be included.

Drainage

9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in-principle to the development from the public drainage point of view.
- (b) Should the application be approved, approval conditions requiring the submission of a drainage proposal, and

implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning approval.

Building Matters

9.1.7 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) There is no record of approval by the Building Authority for the existing structures at the Site. He is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Nature Conservation

9.1.8 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Noting that the Site has been paved and is located within “R(C)” zone, he has no comment on the application from nature conservation point of view.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plan should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Project Interface

9.1.10 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within one of the potential housing sites identified in the Land Use Review for Kam Tin South and Pat Heung.
- (b) The application should be considered in the context of the housing developments at Kam Tin South, the existing infrastructure, the current uses permitted under the existing OZP, the prevailing land administration policy and the BO.

Food and Environmental Hygiene

9.1.11 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) No Food and Environmental Hygiene Department (FEHD)'s facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (b) For any waste generated from such work/operation, the applicant should arrange disposal properly at her own expenses.
- (c) Proper licence/permit issued by FEHD is required if there is any catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

District Officer's Comments

9.1.12 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

He has not received any local's comment on the application and he has no comment from departmental point of view.

9.2 The following departments have no objection to or no comment on the application:

- (a) Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Electrical and Mechanical Services (DEMS); and
- (c) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

On 11.1.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 1.2.2019, six public comments were received from individuals/local residents (**Appendices IV-1 to IV-6**). Three commenters object to the application mainly on the grounds that the development has adversely affected the tranquil and harmonious rural living ambience in the surrounding area; there is no reasonable buffer between the residential estates and the development causing adverse air ventilation and hygiene impacts; the current uses at the Site such as outdoor food court/café, singing show with loud speakers and flea market booths are not in accordance with the approved

application, and they have generated noise and light nuisances to the neighborhood; the applied use will cause adverse traffic impact; there is illegal parking in the adjoining open area which causes dust and overloaded traffic; and it is doubtful whether the authorities could monitor and regulate the use at the Site. One commenter supports the shops and services uses as it is convenient to residents, but noise and air ventilation impact should be addressed. The remaining 2 commenters suggest that the Board should take the sewage treatment plan of the development into consideration, and the Site should be rezoned to “Commercial” if there is a genuine need for shop and services use at the Site.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary shop and services with ancillary facilities for a period of five years in “R(C)” zone. The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The applied use is not entirely in line with the planning intention of the “R(C)” zone. Nevertheless, the applicant stated that the shop and services is to serve the local residents. Besides, there is no known programme for long-term development at the Site. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “R(C)” zone.
- 11.2 The temporary shop and services use in low-rise structures is considered not incompatible with the surrounding land uses which are mainly surrounded by low-rise residential developments.
- 11.3 Relevant Government departments consulted including C for T, CTP/UD&L of PlanD, CE/MN of DSD, DEP, D of FS and CHE/NTW, HyD have no adverse comment on the application. To minimize any potential nuisance to the nearby residents, approval conditions restricting the operation hour, vehicle types and use of public announcement system are recommended in paragraph 12.2 (a) to (c). Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the Site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any potential environmental impact. Technical concerns of C for T, CE/NTW of HyD, CE/MN of DSD, and D of FS can be addressed by imposing the approval conditions as recommended in paragraphs 12.2 (d), (f) to (i) below.
- 11.4 The Site is the subject of two previous applications (No. A/YL-KTS/721 and 737) for various shop and services uses which were approved with conditions by the Committee on 3.2.2017 and 9.6.2017 for 3 years for the reasons as stated in paragraph 5.3 above. As compared with the last approved application, the current application has not specified the types of shop and services uses and is for a longer approval period, with similar layout but slight

increase in site area, floor area and number of structures. There is also one similar application (No. A/YL-KTS/736) for proposed temporary shop and services (car beauty product) within the same “R(C)” zone which was approved with conditions by the Committee on 26.5.2017 for 3 years. Approval of the current application is generally in line with the previous decision of the Committee.

- 11.5 Six public comments were received during the statutory publication period. Three of them object to the application mainly on the grounds of adverse environmental and traffic impacts. A commenter supports the application but raises similar environmental concerns, and the remaining 2 commenters provided comment on sewage aspect and zoning of the Site. In this regard, relevant departments including DEP and C for T have no adverse comment on the application. The applicant also proposed relevant mitigation measures to minimize any nuisance to the surrounding area. Also, should there be sufficient evidence that the uses on the Site constitute an unauthorized development, enforcement action will be taken. The above planning considerations and assessments are also relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments as mentioned in paragraph 10 above, the Planning Department has no objection to the temporary shop and services with ancillary facilities for a period of 5 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 5 years until 22.2.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (c) no public announcement system, portable loud speaker, or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) existing trees on the Site shall be maintained at all times during the planning approval period;
- (f) the implementation of the approved modification work proposal of the existing public footpath and associated street furniture at the proposed entrance to the east of the Site within **6** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 22.8.2019;
- (g) the submission of drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.8.2019;
- (h) in relation to (g) above, the implementation of drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.11.2019;
- (i) in relation to (h) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the submission of fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.8.2019;
- (k) in relation to (j) above, the implementation of fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.11.2019;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (f), (g), (h), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon the expiry of the planning permission, the reinstatement of the existing public footpath and associated street furniture at the proposed entrance to the east of the Site at the applicant's own cost to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix V**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the development is not in line with the planning intention of the "R(C)" zone which is intended for low-rise and low-density residential developments. No strong justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with supplementary information received on 4.1.2019
Appendix Ia	FI received on 18.2.2019 providing minor clarifications and response to departmental comments
Appendix II	Previous applications covering the Site
Appendix III	Similar application within the same "R(C)" zone on the OZP
Appendices IV-1 to IV-6	Public comments received during the statutory publication period
Appendix V	Advisory Clauses
Drawing A-1	Access Plan
Drawing A-2	Layout Plan

Drawing A-3	Landscape Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**