

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/100

- Applicant** : Kei Shing International (Hong Kong) Management Investment Limited represented by Mr. Wong Sun Wo
- Site** : Lots 1677(Part), 1684(Part), 1685(Part), 1687(Part), 1688 and 1689(Part) in D.D. 130 and Adjoining Government Land, Tsing Yick Road, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 4,650 m² (including about 40 m² Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (currently in force)
[Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 at the time of application]
- Zoning** : “Village Type Development (1)” (“V(1)”) (89.98%)
[Restricted to a maximum building height of 3 storeys (8.23m)];
“Open Space” (“O”) (3.29%); and
Area shown as ‘Road’ (6.73%)
- Application** : Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Not Exceeding 5.5 Tonnes) and Ancillary Shroff for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary public vehicle park (private cars and light goods vehicles not exceeding 5.5 tonnes only) and ancillary shroff for a period of 3 years. The Site falls within an area partly zoned “Village Type Development (1)” (“V(1)”) (89.98%), “Open Space” (“O”) (3.29%) and an area shown as ‘Road’ (6.73%) on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Plans A-1 and A-2**). The Site is currently formed, mostly vacant with some deposit of containers and fenced.
- 1.2 According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicles)’ is a Column 2 use in “V(1)” zone requiring planning permission from

the Town Planning Board (the Board). However, there is no provision for such use in “O” zone and area shown as ‘Road’. Despite this, the Covering Notes of the OZP stipulate that temporary use not exceeding a period of three years requires planning permission from the Board.

1.3 The Site is related to two previous applications (No. A/TM-LTTY/324 for temporary open storage of construction materials and containers, and temporary open parking of crane trucks, container tractors, trailers, light goods vehicles and private cars; and No. A/HSK/8 for temporary public vehicle park (private cars, light and medium goods vehicles)), which were rejected by the Board on review and by the Rural and New Town Planning Committee (the Committee) of the Board on 24.3.2017 and 27.10.2017 respectively (**Plan A-1**). According to the applicant, the proposed public vehicle park will operate 24 hours daily from Monday to Sunday. Details of the previous applications are summarised at paragraph 5 below and at **Appendix II**.

1.4 The major development parameters of the proposed development are as follows:

Site Area	About 4,650m ²
Applied Use	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Not Exceeding 5.5 Tonnes only) and Ancillary Shroff for a Period of 3 Years
Maximum Floor Area (non-domestic)	32m ²
No. of Structures	2 (an ancillary shroff and a portable toilet)
Maximum Height of Structures	1 storey (3.5m for ancillary shroff; 2.1m for portable toilet)
No. of Private Car Parking Spaces	67 spaces (5m x 2.5m each)
No. of Light Goods Vehicles (LGV) Parking Spaces	10 spaces (7m x 3.5m each)
Operation Hours	24 hours daily (including Sundays and public holidays)

1.5 The Site is accessible via a local access road leading from Tsing Yick Road (**Plan A-2**). The proposed site plan, landscape proposal and storm-water drainage plan are at **Drawings A-1** to **A-3** respectively.

1.6 In support of the application, the applicant has submitted the following documents:

(a) Application form received on 30.8.2018 with layout plan, landscape proposal, proposed storm-water drainage plan, sections for u-channels and sand trap. (**Appendix I**)

(b) Further information (FI) received on 9.11.2018 (**Appendix Ia**)

with a swept path diagram (*accepted and exempted from publication*)

- (c) FI received on 4.12.2018 with a revised swept path diagram (*accepted and exempted from publication*) **(Appendix Ib)**

1.7 On 19.10.2018, the Committee agreed to defer a decision on the application for two months as requested by the applicant to allow sufficient time for the preparation of further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendix I**. The applicant is of the view that there is a lack of car parking spaces in the village resulting in on-street parking and taking up space from the nearby pedestrian footpath, river embankment and nearby Government land. His proposal would help to provide legal temporary vehicle parking facilities to serve such need in the area.

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

The applicant is not a “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 notice at the Site and sending registered mail to the registered owner(s) of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to three active enforcement cases:

(a) CEP/E/YL-HSK/24 and CEP/E/YL-HSK/26

The southern and north-eastern portions of the Site are subject to on-going planning enforcement action against unauthorised development (UD) involving storage use and parking of vehicles and storage use respectively. Enforcement Notices (EN) were both issued on 29.5.2018 to the responsible persons requiring the discontinuation of the UD. Subsequent site inspection revealed that the UD had discontinued upon the expiry of the EN. The two portions of the Site are currently under close monitoring by the Planning Authority.

(b) CEP/E/YL-HSK/25

The north-western portion of the Site is subject to an on-going planning enforcement action against an UD involving storage use. EN was issued on

29.5.2018 to the concerned parties requiring the discontinuation of the UD. Subsequent site inspection revealed that the UD had not discontinued upon the expiry of the EN. As such, the concerned responsible persons are subject to prosecution action.

5. Previous Applications

- 5.1 The Site is involved in two previous planning applications No. A/TM-LTY Y/324 and A/HSK/8. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application No. A/TM-LTY Y/324 for temporary open storage of construction materials and containers, and temporary open parking of crane trucks, containers tractors, trailers, light goods vehicles and private cars was rejected by the Committee on 23.12.2016 mainly on the grounds that the development was not in line with the planning intentions of “Residential (Group D)” (“R(D)”) zone and “V” zone; not in line with the Town Planning Board Guidelines No. 13E (TPBG 13E) for Application for Open Storage and Port Back-up Uses; incompatibility with the surrounding areas; and approval of the application would set undesirable precedent for other similar applications. The application was rejected by the Board on review on 24.3.2017 on the same grounds.
- 5.3 Application No. A/HSK/8 for proposed temporary public vehicle park (private cars, light and medium goods vehicles), which was submitted by the same applicant of the current application, was rejected by the Committee on 27.10.2017 mainly on the grounds that the development was not in line with the planning intention of the “V(1)” zone; the incompatibility of the development with the surrounding areas; the applicant failed to demonstrate that the proposed development would not generate adverse environmental and traffic impacts; and approval of the application would set undesirable precedent for other similar applications.

6. Similar Application

There is no similar application within the same “V(1)” and “O” zones on the OZP.

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

- 7.1 The Site is:
- (a) mostly vacant with some deposit of containers and fenced;
 - (b) mainly hard paved with scattered vegetation at the north-eastern and north-western corners; and

- (c) accessible from a local access road leading from Tsing Yick Road (**Plans A-2 and A-4a**).

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) to its immediate east is vacant/unused land. To the further east are the elevated viaduct of MTR West Rail, residential dwellings and some abandoned vehicles;
- (b) to its south, west and northwest are residential dwellings, open storage yard for construction materials which are suspected unauthorised developments and fallow agricultural land; and
- (c) to its north is vacant/unused land.

8. Planning Intention

8.1 The planning intention of the “V” zone is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Specifically, it is stipulated in the Explanatory Statement of the OZP that the intention of this sub-zone (“V(1)”), where the Site falls, is to reserve land for reprovisioning of the affected village houses under the Village Removal Terms due to the New Development Area (NDA) development.

8.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9. Comments from Relevant Government Departments

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

Land Administration

9.1.1 Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, 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 prior approval of the Government.

- (b) The Site includes a strip of Government land for provision of access to and from the Tsing Yick Road (**Plan A-2**). His office provides no maintenance work for the said strip of Government land involved and does not guarantee any right-of-way.
- (c) According to the submitted drainage plan (**Drawing A-3**), there is a 400mm concrete pipe falling on the Government land portion of the access road proposed by the applicant. If there is any Government land involved in the proposed drainage works, the applicant is required to seek prior approval from his office before commencement of any drainage works if the drainage proposal is acceptable to Drainage Service Department. His office will not provide maintenance to the concrete pipe.
- (d) If planning permission is given by the Board, the lot owner may consider submitting a formal application to his office for a Short Term Waiver to permit erection of the proposed structure on the Lot. However, there is no guarantee that the application will be approved and he reserves his right to take any action as may be appropriate. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc.
- (e) Notwithstanding the above, his office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures affected irrespective of whether planning permission has been given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by this office or any unauthorised occupation of Government land.
- (f) According to his record, there is no Small House application/NTEH approved/application under processing in the vicinity.

Building Matters

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

- (a) Before any new building works (including temporary toilets and shroff) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).

- (b) For UBW erected on leased land, enforcement action may be taken by the 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.
- (c) The temporary converted containers for shroff which are considered as temporary buildings are subject to control under the Building (Planning) Regulations (B(P)R) Part VII.
- (d) 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 B(P)R respectively.
- (e) If the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (f) Detailed comments under the BO will be provided at the building plan submission stage.

Environment

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

- (a) Should the application be approved, the applicant will be advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environment Aspects of Temporary Uses and Open Storage Sites".
- (b) Nevertheless, he would like to remind the applicant that effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge license under the WPCO should be obtained before a new discharge is commenced. It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.
- (c) There was no environmental complaint pertaining to the Site received in the past 3 years.

Traffic

9.1.4 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

He has no comments from traffic engineering point of view but he notes that Tsing Yick Road is a village road and not managed by his office. Therefore, the applicant should seek comments from LandsD and HAD for the road connection arrangement.

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

- (a) The access arrangement should be commented by TD.
- (b) Tsing Yick Road is not maintained by HyD.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (d) HyD shall not be responsible for the maintenance of any access connecting the Site and the public road maintained by his department.

Drainage

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

He has no in-principle objection to the application from public drainage points of view but has the following comments:

- (a) The access to the Site from Tsing Yick Road will straddle across an existing U-channel along Tsing Yick Road. The concerned U-channel was not constructed or being maintained by DSD. The applicant should clarify if there will be any protective measure to protect this channel from damage and blockage due to the vehicles passing by and seek arrangement from the maintenance party of it.
- (b) Should the application be approved, the applicant should submit a drainage proposal, to implement and thereafter maintain drainage proposal to the satisfaction of the Director of Drainage Services or of the Board.

Fire Safety

9.1.7 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. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.
- (c) The layout plans 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.
- (d) However, 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.

Landscape

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

- (a) She has strong reservations on the application and has the following comments.
 - i. With reference to the site photos and the aerial photo, it is observed that the Site is mainly hard paved with scattered tree groups growing on the north-eastern and north-western corner. The Site is situated in an area of rural landscape character dominated by temporary structures, woodland and open storage facilities and farms.
 - ii. Comparing the aerial photos taken between 2015 and 2016, the Site was originally vegetated with trees and shrubs but is now blanket cleared. Significant adverse landscape impact has taken place. Although the applicant proposes to plant 14 no. undersized trees along the south-western boundary of the Site (**Drawing A-2**), it is unlikely to compensate for the lost landscape resources and landscape character.
 - iii. Approval of the application may set an undesirable precedent encouraging other similar application to blanket clear the Site prior to obtaining planning permission. The cumulative impact of which would lead to the degradation of the rural landscape character in general.

- iv. Having reviewed the submitted information, it is opined that landscape opportunity has not been maximised, opportunity for landscape/screen planting such as trees, bamboo and shrubs along the site boundary should be explored.
- v. Should the Board approve the application, in view of the above, she recommends stipulating an approval condition requiring the submission and implementation of a landscape proposal.

(b) Her suggested advisory clauses are in **Appendix IV**.

Others

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

- (a) The Site falls within an area designated for “Rural Residential – Zone 4” on the Revised Recommended Outline Development Plan (RODP) of the Hung Shui Kiu New Development Area (HSK NDA) which is intended for the construction of village re-site houses (Advance Works of the HSK NDA). The current target is to have the first population intake in HSK NDA by 2024. While he has no objection to the temporary uses at the Site, he does not support the approval for 3 years. Nevertheless, he does not envisage adverse impacts to the HSK NDA project if the application is approved for a shorter period of 1.5 years.
- (b) Taking into account the length of the tenure, the consideration time required for tree growth and the undesirable felling of the newly planted trees for subsequent permanent development, his office has reservation on the proposed screening in the form of tree planting on ground.
- (c) In addition, he noted that ficus microcarpa is proposed for landscape buffer. If the landscape buffer is required, the applicant shall be requested to consider other alternatives for screen planting in order to minimise the impact on the new trees by the upcoming HSK NDA Advance Works, such as:
 - i. Proposed alternative species which are less aggressive than ficus microcarpa, e.g. plam; or
 - ii. Provide landscape buffer on fixed planters which can enhance the screening effect as the planter itself is already above ground.

District Officer's Comments

9.1.10 Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

Tuen Mun District Council Member (TMDC) of the concerned constituency and locals living nearby have been attentive to potential traffic and environmental nuisance arisen from the operation of the temporary public vehicle park. On the understanding that the consultation letters have been sent to locals and particular local concerns will be passed to the Board direct, it is believed that the local views will be duly considered when processing the application.

9.2 The following Government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Leisure and Cultural Services (DLCS);
- (c) Antiquities and Monuments Office, Commissioner for Heritage's Office (AMO, CHO);
- (d) Commissioner of Police (C of P);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Director of Food and Environmental Hygiene (DFEH); and
- (g) Director of Electrical and Mechanical Services (DEMS).

10. Public Comments Received During Statutory Publication Period

On 7.9.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 28.9.2018, a total of two public comments were received (**Appendix III**). A comment from a member of Tuen Mun District Council (TMDC) supported the application. The other comment from a private individual objected the application on the grounds that previous application was rejected on the reasons that it was not in line with planning intention of "V" zone, not compatible with the surrounding areas, adverse environmental and traffic impacts and approval would set undesirable precedent.

11. Planning Considerations and Assessments

11.1 Majority of the site (89.98%) falls within an area zoned "V(1)" and the remaining portions fall within area zoned "O" (3.29%) and shown as 'Road' (6.73%). The planning intention of the "V(1)" zone is to provide land considered suitable for reprovisioning of the village houses affected by Government projects. According to the Notes of the OZP, 'Public Vehicle Park (excluding container vehicles)' is a Column 2 uses in "V(1)" zone requiring planning permission. Whilst there is no provision for such use in "O" zone and area shown as 'Road', the implementation programme for this part of NDA is still being formulated and PM(W), CEDD has no objection to the proposed temporary uses at the Site. In this regard, approval of the application on a temporary basis would not jeopardise the long-term

development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site might be resumed by the Government at any time during the planning approval period for the implementation of Government projects.

- 11.2 The Site is located in an area which is predominantly occupied by village clusters, cultivated agricultural land/ unused land and open storage use. The applied use is considered not incompatible with the surrounding land uses (**Plans A-2 and A-3**).
- 11.3 There is no adverse comment or objection to the application from concerned departments, including C for T, CHE/NTW of HyD and CE/MN of DSD, D of FS and DEP. The applied use will unlikely create significant adverse environmental, traffic, fire safety or drainage impacts to the surrounding areas. CTP/UL&L has reservation on the application from the landscape planning perspective as vegetation clearance has taken place causing adverse landscape impact. To address the landscape concern, approval conditions requiring the submission and implementation of landscape proposal are recommended to improve the landscape and visual qualities of the area. Besides, to minimise any possible environmental impacts and nuisance on the surrounding area, and to address the technical requirements of other concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorised development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements set out in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise any potential environmental impacts.
- 11.4 The Site is involved in two previous applications (No. A/TM-LTYYY/324 for temporary open storage of construction materials and containers and open parking of crane trucks, containers tractors, trailers, light good vehicles and private cars and No. A/HSK/8 for temporary public vehicle parks (private cars, light and medium goods vehicles) which were rejected by the Board on review and by the Committee on 24.3.2017 and 27.10.2017 respectively mainly on the grounds, among others, that there were adverse departmental comments and the applicant failed to demonstrate the applied use would not generate adverse environmental and traffic impacts. The current application with revised layout involves only private cars and light goods vehicles not exceeding 5.5 tonnes. In this regard, the concerned departments including C for T and DEP have no adverse comment on the current application.
- 11.5 There are two public comments received on the application as summarised in paragraph 10. The planning considerations and assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments in paragraph 10, the Planning Department has no objection to the application.
- 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 3 years until 4.1.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (b) a notice shall be posted at a prominent location of the Site at all times to indicate that only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to enter/be parked on the Site during the planning approval period;
- (c) no vehicle without valid license issued under the Road Traffic Ordinance is allowed to be parked/stored 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) the submission of a 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 4.7.2019.
- (f) in relation to (e) above, the implementation of the 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 4.10.2019;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all time during the planning approval period;
- (h) the submission of a fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.7.2019;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within **9** months from the date of planning

approval to the satisfaction of Director of Fire Services or of the Town Planning Board by **4.10.2019**;

- (j) the submission of a landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **4.7.2019**.
- (k) in relation to (j) above, the implementation of the landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **4.10.2019**;
- (l) if any of the above planning conditions (a), (b), (c), (d) or (g) 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 (e), (f), (h), (i), (j) or (k) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

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

- (a) the development is not in line with the planning intention of "V(1)" zone, which is to provide land considered suitable for reprovisioning of village houses affected by Government projects. There is no strong justification in the current submission for a departure from such planning intention, even on a temporary basis; and
- (b) The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

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 received on 30.8.2018
Appendix Ia	Further Information (1) received on 9.11.2018
Appendix Ib	Further Information (2) received on 4.12.2018
Appendix II	Previous Applications
Appendix III	Public comments received
Appendix IV	Advisory Clauses
Drawing A-1	Site Plan
Drawing A-2	Landscape Proposal
Drawing A-3	Proposed Storm-water Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2019**