

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-HTF/1106

- Applicant** : Advance Gain Holdings Limited represented by R-riches Property Consultants Limited
- Site** : Lots 420 RP, 420 S.A, 421, 422 (Part), 424, 427, 428 S.A, 428 RP, 429 (Part), 430 (Part) and 431 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 8,324 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land. The Site falls within an area zoned “AGR” on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan A-1**). According to the Notes of the OZP for “AGR” zone, ‘Place of Recreation, Sports or Culture (Hobby Farm)’ which is a Column 2 use and filling of land require planning permission from the Town Planning Board (the Board). The Site is mainly vacant and covered with soil /gravel and partly used for open storage of construction materials without planning permission (**Plans A-2, A-4a and 4b**).
- 1.2 The Site involves two previous applications (No. A/YL-HT/414 and 506) for various uses. The last Application No. A/YL-HT/506 (covering part of the Site and land to its northeast and west) for proposed land filling for agricultural use was rejected by the Rural and New Town Planning Committee (the Committee) on 28.9.2007.
- 1.3 The Site is accessible from Deep Bay Road via a local track with ingress/egress located at the northern side of the Site (**Drawings A-1, A-2 and Plan A-2**). As shown on the layout plan and land filling plan at **Drawings A-2 and A-3**, about 5,044m² (about 61% of the Site) will be used for farm area, about 1,190.2m² (about 14% of the Site) will be used for landscaping area, about 223m² (about 3% of the

Site) will be soiled ground and about 1,866.8m² (about 22% of the Site) will be hard-paved with depth not more than 0.2m for site formation of structures (about 1,032.8m² or 12% of the Site), maneuvering space of vehicle (about 362m² or 4% of the Site) and footpath (about 472m² or 6% of the Site). Eight structures with height of 3.5m to 7m (1 to 2-storey) will occupy an area of about 1,032.8m² (about 12% of the Site) with a total floor area of 1,131.6m² for plant nursery, agricultural education rooms, site office & reception, canopy for staircase, store room & utility room, and washroom & changing room uses. There will be six private car parking spaces and one light goods vehicle loading/unloading space.

- 1.4 According to the applicant, the operation hours of the Site are from 9:00 a.m. to 6:00 p.m. every day. The estimated number of visitors is 40 persons per day. The visitors are required to make appointment in advance for visiting the Site. A maximum of three groups of 10 visitors will be served at the same time. There will be about eight staff working at the Site. The sewage treatment on Site will be by means of septic tank. The site access plan, proposed layout plan, proposed paved and unpaved area plan are at **Drawings A-1** to **A-3** respectively.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with planning statement and plans (**Appendix I**) received on 4.6.2020
 - (b) Further Information (FI) providing replacement pages and clarifying the location of the septic tank with an updated layout plan received on 7.7.2020 (*accepted and exempted from publication requirements*)
 - (c) FI clarifying that no landfilling will be carried out at watercourse and pond received on 26.8.2020 (*accepted and exempted from publication requirements*)
- 1.6 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now 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 in the planning statement and FI at **Appendices I, Ia** and **Ib** respectively. They can be summarized as follows:

- (a) The proposed development, on a temporary basis, will not frustrate the long-term planning intention of the “AGR” zone. It would not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas.
- (b) The proposed filling of land (hard-paving) could stabilize the existing soiled ground. It could also provide ground reinforcement so that it can withstand the heavy loading of the proposed structures and the vehicles passing through the area.

- (c) Groups of visitors will be brought to the three agricultural education rooms where the staff will teach them farming knowledge and techniques. The visitors will then be brought to the plant nursery and farm area to experience farming.
- (d) The farming activity to be carried out at the Site is similar to the agriculture use which is always permitted in the “AGR” zone. The proposed development is not incompatible with the surrounding agricultural land uses.
- (e) Sufficient maneuvering space is provided within the Site to ensure no queuing and turning back outside the Site onto public road. Medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer are prohibited to be parked/stored at the Site.
- (f) A minor portion of the Site at the eastern site boundary encroaches onto a pond. He will strictly follow the proposed scheme for land filling, i.e. for site formation and circulation purposes only. No landfilling will be carried out at the pond and watercourse.

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 registered post to the Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to an enforcement action against unauthorised development (UD) involving filling of land. Reinstatement Notice (RN No. E/YL-HTF/910) was served on 8.10.2019 and expired on 8.1.2020. Recent site inspection on 17.6.2020 revealed that UD was partially reinstated and prosecution action would be taken against the notice recipients.

5. Previous Applications

- 5.1 The Site involves two previous applications (No. A/YL-HT/414 and 506) for temporary racing circuit and land filling for agricultural use. Details of the previous applications are summarized at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application No. A/YL-HT/414 covering a much larger site of about 52 hectares for a temporary racing circuit for a period of 3 years was rejected by the Committee on 29.7.2005 on the grounds that the proposed development was not in line with the planning intention of the “AGR” and “Green Belt” (“GB”) zones; there was insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and visual impacts; and approval of the application would set an undesirable precedent for similar applications in the “GB” and “AGR” zones.

5.3 The last application No. A/YL-HT/506 (covering part of the Site and the land at its northeast and west) for proposed land filling for agricultural use was rejected by the Committee on 28.9.2007 on the grounds that the existing topography and condition of the site rendered the proposed land filling for agricultural use unjustifiable; the existing materials used to fill the site were construction wastes which were not suitable for cultivation; there was no information in the submission to demonstrate that the land filling would not have adverse drainage and landscape impacts on the surrounding areas; and approval of the application would set an undesirable precedent for similar applications within the “AGR” zone and the cumulative effect of which would result in a general degradation of the quality of agricultural land in the “AGR” zone and a proliferation of similar uses in the area.

6. Similar Applications

Within the same “AGR” zone, there are two similar applications (No. A/YL-HTF/1090 and 1091) for temporary hobby farm for a period of 3 years which were approved with conditions by the Committee in 2018 mainly on considerations that substantial portion of the site would be used for cultivation purpose and no paving is proposed; there were no adverse departmental comments and the technical concerns raised by the Government departments could be addressed by approval conditions. Details of these applications and the Committee’s decisions are summarized at **Appendix III** while the locations are shown on **Plan A-1**.

7. The Site and Its Surrounding Areas (Plans A-2, A-4a and A-4b)

7.1 The Site is:

- (a) accessible from Deep Bay Road via a local track with ingress and egress at the northern boundary of the Site; and
- (b) mainly vacant and covered with soil/gravel and partly used for open storage of construction materials without planning permission.

7.2 The surrounding areas have the following characteristics:

- (a) to its east is grassland;
- (b) to its immediate north is a pond. To its further north across Deep Bay Road are an orchard, an animal boarding establishment which is a suspected unauthorised development and two ponds;
- (c) to its west are grassland, a sheep farm and vacant land; and
- (d) to its south is grassland, some temporary structures for residential dwellings and active farmland.

8. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. As filling of land/pond may cause adverse drainage and

environmental impacts on the adjacent areas, permission from the Board is required for such activities.

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 contain the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Should planning approval be given to the planning application, the lot owner(s) of the lot(s) without Short Term Waiver (STW) will need to apply to his office for permitting the structures to be erected or to 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. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 LandsD.

Traffic

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

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

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

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to

prevent surface water flowing from the Site to the nearby public roads/drains.

- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road.

Agriculture

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

The Site falls within an area zoned “AGR” on the OZP and possesses potential for agricultural rehabilitation. He has no strong view on the application for the proposed use and land filling from agricultural point of view on the understanding that agricultural activities are involved in the proposed use and the Site will be reinstated upon expiry of the application.

Environment

- 9.1.5 Comment of the Director of Environmental Protection (DEP):

- (a) DEP has no in-principle objection to the application. There is no environmental complaint pertaining to the Site in the past three years.
- (b) Regarding the location of the proposed toilet and septic tank/soakaway pit, the design and construction of the septic tank system shall follow Environmental Protection Department’s Practice Note for Professional Persons ProPECC 5/93 with certification by an Authorized Person. In addition, the applicant should take note of the potential contamination of soil and water and take necessary measures (e.g. water source including groundwater away from septic systems, sample and analyze water regularly on pathogens, use sandy soil as barrier to potential groundwater pollution, etc.). The applicant is also advised to take reference from ‘Good Agricultural Practices for Crop Production- Code of Practice 2: Farm Environment - Water and Soil’ issued by the Agriculture, Fisheries and Conservation Department.
- (c) Nonetheless, in the process of filling of land, the applicant is also reminded that the land should not be filled with construction waste and it is the applicant’s responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the ‘Recommended Pollution Control Clauses for Construction Contracts’ (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html) to minimize the environmental impacts during the construction stage.
- (d) Should the planning application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest ‘Code of Practice (COP) on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’.

Landscape

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

- (a) The Site, located to the south of Deep Bay Road, lies in an area of “AGR” zone on the approved Ha Tsuen Fringe OZP No. S/YL-HTF/12. The Site is partly subject to the rejected Application No. A/YL-HT/506 for proposed land filling for agricultural use. The current application seeks planning permission for temporary hobby farm and land filling.
- (b) With reference to the site visit on 18.6.2020 and aerial photo of 2019, the Site is formed and most of the area is bare soil with some construction materials piled up within the Site. Four numbers of existing trees are located at the northern and southern parts of the Site. The Site is situated in an area of rural coastal plain character predominated by vegetated areas, farmlands and ponds with some open storage yards and temporary structures observed in the proximity. The proposed development is considered not incompatible with the surrounding environment. Hence, he has no objection to the application from landscape planning perspective.
- (c) According to the planning statement submitted by the applicant, 22% (1,866.8m²) of the site area (8,324m²) is proposed to be hard paved for construction of eight temporary structures, carpark and footpath. The applicant is advised to review the extent of paved area and explore to use soil/sand ground as alternatives to keep the paved area within the Site to a minimum.
- (d) The applicant is advised that the approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate.

Drainage

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

- (a) He has no objection in principle to the application from a drainage point of view.
- (b) Should the Board consider that the application is acceptable from the planning point of view, he would suggest a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

Building Matters

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

- (a) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.

- (b) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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 application site under the BO.
- (c) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (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 Building (Planning) Regulations (B(P)R) respectively.
- (e) The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

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.
- (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) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Geotechnical

9.1.10 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

He has no in-principle geotechnical objection to the application. The applicant shall submit the proposed buildings works to BD for approval as required under the provisions of the BO.

Others

9.1.11 Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DevB):

It is noted from the application that 1) filling of land would be carried out for erection of structures and formation of a footpath and a vehicle manoeuvring space, 2) drainage and landscaping works would be proposed after the application is approved and 3) reinstatement of the Site for agricultural purpose would be conducted after the planning approval period. In view of the location and scope of the proposed temporary place of recreation, sports or culture (hobby farm) and the current condition of the Site, he has no objection to the application from cultural heritage viewpoint. Nevertheless, the applicant is required to furnish him with the details of the said land filling, drainage, landscaping and reinstatement works including the works programme for his arrangement of site inspection if necessary.

District Officer's Comments

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

His office has not received any comment from the locals and he has no comment from departmental point of view on the application.

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

- (a) Project Manager/West, CEDD (PM/W, CEDD);
- (b) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Director of Leisure, Cultural and Services (DLCS);
- (e) Commissioner of Police (C of P); and
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

10. Public Comments Received During Statutory Publication Period

On 12.6.2020, the application was published for public inspection. During the statutory public inspection period, five public comments were received from Hong Kong Bird Watching Society, Kadoorie Farm and Botanic Garden, World Wide Fund for Nature Hong Kong, Designing Hong Kong and an individual objecting to the application (**Appendices IV-1 and IV-5**) on the following grounds:

- (a) the proposed development is not in line with the planning intention of the "AGR" zone;
- (b) the proposed development would have adverse ecological and environmental impacts to the surrounding areas;
- (c) the Board should not encourage "destroy first, build later" development; and
- (d) the proposed development would set an undesirable precedent for similar applications.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land at the Site zoned “AGR” on the OZP. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The requirement for planning permission for land filling operation is to ensure that it would not cause adverse landscape and drainage impacts on the adjacent areas. The hobby farm under application consists of farm area (61% of the Site), landscaping area (14% of the Site), soiled ground (3% of the Site) and hard-paved area (22% of the Site). The hard-paved area will be used for (i) site formation of eight structures for plant nursery, agricultural education rooms, office & reception, canopy for staircase, store room & utility room, and washroom & changing room uses; (ii) maneuvering space of vehicles, and (iii) footpath. DAFC has no objection to the application from the agricultural point of view taking account of a substantial portion of the Site to be used for agricultural activities and the Site will be reinstated upon expiry of the application. The proposal involving agriculture/farming use and filling of land is considered not in conflict with the planning intention of the “AGR” zone.
- 11.2 The Site is situated in an area of rural coastal plain character predominated by vegetated areas, farmlands, and ponds with some temporary structures (**Plans A-2 and A-3**). The proposed development involving mainly farming/landscaping area (75% of the Site) and eight low-rise structures (with heights of 3.5m to 7m or 1 to 2-storey) is not incompatible with the surrounding areas.
- 11.3 The nature and scale of the proposed development will unlikely result in significant adverse ecological, landscape, environmental, traffic and drainage impacts on the surrounding areas and there is no adverse comment from concerned Government departments, including DAFC, CTP/UD&L of PlanD, DEP, C for T and CE/MN of DSD. Relevant approval conditions have been recommended in paragraph 12.2 to address the technical requirements of concerned Government departments. Any non-compliance with the approval conditions would result in revocation of the planning permission and UD on the Site would be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’, ‘Good Agricultural Practices for Crop Production - Code of Practice 2: Farm Environment - Water and Soil’ and ‘Recommended Pollution Control Clauses for Construction Contracts’ in order to minimize the possible environmental impacts on the surrounding areas.
- 11.4 Although the Committee rejected a previous application (A/YL-HT/506) for proposed land filling for agricultural use on a larger site, it was different from the current application. The previous application was rejected mainly on the grounds that the materials used to fill the site were construction wastes which were not suitable for cultivation, there were adverse drainage and landscape impacts on the surrounding areas, and it would set an undesirable precedent for similar applications within the “AGR” zone. For the current application, the nature of

application is different in that substantial area of the Site will be used for agricultural activities and there is no adverse comment from concerned Government departments.

- 11.5 The Committee has approved two similar applications for hobby farm use (No. A/YL-HTF/1090 and 1091) for a period of 3 years within the same “AGR” zone (**Plan A-1**). Approval of the current application is in line with the previous decisions of the Committee.
- 11.6 There are five public comments objecting to the application mainly on grounds stated in paragraph 10. The planning considerations and assessments in paragraphs 11.1 to 11.5 are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application for the proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land.
- 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 **1.9.2025**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, is allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (d) 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 **1.3.2021**;
- (e) in relation to (d) 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 **1.6.2021**;
- (f) the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) all existing trees within the Site shall be maintained in good condition during the planning approval period;
- (h) the submission of a 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 **1.3.2021**;

- (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 the Director of Fire Services or of the Town Planning Board by **1.6.2021**;
- (j) if any of the above planning conditions (a), (b), (c), (f) 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;
- (k) if any of the above planning conditions (d), (e), (h) or (i) 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
- (l) upon expiry of the planning permission, the reinstatement of the Site to amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached 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 proposed development is not in line with the planning intention of the "AGR" zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning 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 and attachments received on 4.6.2020

Appendix Ia	FI providing replacement pages and clarifying the location of the septic tank with an updated layout plan received on 7.7.2020
Appendix Ib	FI clarifying that no landfilling will be carried out at watercourse and pond received on 26.8.2020
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications within the same “AGR” zone
Appendices IV-1 to IV-5	Public Comments
Appendix V	Advisory Clauses
Drawing A-1	Site Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Paved and Unpaved Area Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2020**