

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

Item 4(a) - APP/21/01244 - 32 New Lane, Havant Proposal: Variation of condition No's 4 (Operational Management Plan), 9 (Livery/Branding), 10 (Traffic Monitoring) and 28 (Employment and Skills Plan) of planning permission APP/21/00200 and the introduction of a new Community Liaison Strategy Condition.

This document contains a transcript from the HBC broadcast of the subject Planning Committee Meeting for the agenda item concerned. Excluded from the transcript are the introductory Meeting admin by the Chair and the Case Officer's report. The Case Officer's Report can be found in the meeting papers at the following links, together with supplementary information delivered after the Agenda was published:

[Public Reports Pack](#)

[Item 4\(a\) – Additional Information](#)

[Update Sheet 2](#)

Transcript begins with questions on the written deputation by Bob Comlay, made on behalf of the Havant Civic Society and the New Lane Resident's group¹.

Deputation by [Bob Comlay, Havant Civic Society and New Lane Resident's group](#)²

Questions to depute:

Councillor Hughes: "You challenge the numbers in terms of the daily movements. You say that the numbers that we've signed up to back in September last year will change, but I see nothing I've read in the reports or anywhere else that says those numbers are going to increase. So where is your evidence to say those numbers is are going to increase?"

Mr. Comlay (HCS) - "What I've challenged is the completeness of the numbers that were originally presented in February last year"

Councillor Hughes: "How many Hampshire county council live data traffic captures are there on commercial sites in Hampshire?"

Mr. Comlay (HCS) - "I'm sure that's commercial information that Hampshire County Council have and I do not."

Councillor Hughes: "I can share that with you, HCC have no live traffic data from any commercial site in Hampshire."

Mr. Comlay (HCS) - "And the relevance of that is?"

Councillor Hughes: "So this would be an exception³ anyway. That's the relevance."

¹ New Lane & Eastern Road Neighbourhood Watch community.

² Click link to open

³ See [HCC response to EIR 20274, raised by HCS](#). While Cllr Hughes is technically correct here, his response to the depute misleads the entire Planning Committee into believing that HCC Highways are technically unable to monitor the solution as documented in the original Condition 10.

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

Mr. Comlay (HCS) – “But it was requested, in Condition 10, as raised [by the officers of HBC and HCC] for very valid reasons.”

Councillor Hughes: “I’m trying to get to the bottom of your concerns sir. I understand Condition 10 is quite key. Um.... I have no more at the moment Madam.”

Councillor Hughes: “Just for my own clarification now things from my own understanding why is it so important that the vehicles must be branded, don't say because they were promised to be branded. Why do you think it's so important?”

Mr. Comlay (HCS) – “In the documents submitted with this application there is a statement by fellowes planning that says that uh branded vehicles will have absolutely no relevance to this solution or words to that effect that is fairly nonsensical because this means that if any unbranded van be it amazon's albeit anybody's is traveling down new lane then the driver of that van could be perceived as being rat running then any resident could phone up the council or could contact their councillors and complain about that ban this is entirely illogical

Councillor Hughes: “I really need to get to the bottom of this. I get, I will admit sadly, includes supply of Amazon deliveries, and my Amazon deliveries do not come in an Amazon branded van. So what is the significance of this?”

Mr. Comlay (HCS) – “The significance is that when Mr Chris Fry stood before you or sat before you here on September the 9th, he committed that the vans would be a wholly owned fleet and that they would be fully branded. Now we all know that Amazon vans are not 99%. The reason for that was also disclosed in Fellows Planning Planning Statement, where she wrote that the deliveries would be performed by Delivery Service Partners (capitalized)...

CHAIR (Cllr. Crellin): (Interrupts) “Thank you. I don't really think you're actually... you've answered... Has he answered your question Councillor Hughes?”

Mr. Comlay (HCS) – “The problem is that this is...”

CHAIR (Cllr. Crellin): – “Because you're getting benefit of more time and I'm not happy with that, Okay?”

Councillor Hughes: “The comments Mr Comlay is making, I intend to raise with the Officers and...”

CHAIR (Cllr. Crellin): – “I don't want it to be argumentative question and answer please, not to carry on. So are you happy Cllr. Hughes?”

Councillor Hughes: “Let him answer in a sentence”

Mr. Comlay (HCS) – *[Impossible to answer this point in a sentence]*

CHAIR (Cllr. Crellin): – “I'd like to make some comments Mr Comlay. Obviously I think a lot of your situation is hypothetical, I think we could all use hypothetical things, and also I'm not very happy about seeing some of the accusations about our officers supposedly having meetings. That's simply not true and there was comments about members not being experienced in the planning committee. Well I can assure you all of my members are fully experienced. They spend lots and lots of hours looking at their paperwork going onto Site View and I resent the fact that a comment was made that they're not experienced. That's all I have to say. I'll allow you to quick answer”

Mr. Comlay (HCS) “I have absolutely no recollection of ever claiming that.”

CHAIR (Cllr. Crellin): (interrupts) "It's in the paperwork"

Mr. Comlay (HCS) "It's not."

CHAIR (Cllr. Crellin): "It's in the paperwork that members of the planning committee some of them are not experienced Okay? End of story. I'm just making..."

Mr. Comlay (HCS) (interrupts) "Can you please point out where it is in the paperwork?"

CHAIR (Cllr. Crellin): "Well I'm not going to go through all this now but we've seen it."

Mr. Comlay (HCS) "Outside this meeting please."

CHAIR (Cllr. Crellin): "The other thing was there was a suggestion of legal challenge. Members don't like to be threatened."

Mr. Comlay (HCS) "I'm not threatening."

CHAIR (Cllr. Crellin): "Well that to me is a possibility."

Mr. Comlay (HCS) – "I am concerned that you may be opening yourselves up to that."

CHAIR (Cllr. Crellin): "We make a decision based on the merits of the application whether it's good or bad and we make a concerted decision. So I'm sorry if you can't accept that Mr. Comlay, I'm sorry. Anybody else want to ask any questions? Thank you members, thank you Mr Comlay."

[HCS Deputee steps down]

Deputation by [Natalie Fellows \(Fellows Planning\) and Jeremy Sharland \(Kingsbridge Estates\)](#)⁴

Questions to Deputee:

CHAIR (Cllr. Crellin): : "Members any questions? I'll take Councillor Branson first."

Councillor Branson: – "Just it was raised by the previous deputee that about the obviously it's not taking account of the staff arrivals. Would that previous number have taken note of the staff arrivals or and when I say the previous occupiers or is this something new that has been raised?"

Ms. Fellows (Representing HPI Ltd.): – "Within the OMP (the operational management plan) there's an appendix at the back Appendix A which sets out a table which illustrates the daily traffic associated with the site that includes all vehicle movements whether it's vans, private vehicles or HGVs."

Councillor Hughes: "Thank you very much, I have a number of questions if I may? The routing strategy specifies that only deliveries to households in a limited geographical area will be allowed to travel down south down New Lane. The only exceptions to this are in rare circumstances when the use of other routes will not be possible or dangerous. Who determines whether those routes would not be possible or dangerous?"

Ms. Fellows (Representing HPI Ltd.): – "Well I think it's a matter of judgment but we would only... the most desirable and the quickest route to the strategic road network is via Crossland drive. It's

⁴ Click link to open

not logical to use the residential area to the south but I appreciate that there's a perceived concern from residents. Um it's like if a gas main, you know, and they closed the road and you physically couldn't get down Crossland Drive then the operator would need to have another route to use. Logically they would probably use New Lane north but we can't say that it would never happen but that's the only reason why."

Councillor Hughes: "I have to follow through in the protection of residents so would it be a strategic operational decision by the operator of that site to direct traffic down the particular route due to a rare and exceptional circumstance?"

Ms. Fellows (Representing HPI Ltd.): – "I think it would be operators um if they were aware of a situation that had happened and I suspect you know it wouldn't be just them it would be all traffic that won't be using that route Crossland Drive so I think everyone would be heading different alternative routes"

Mr. Dix (Vectos) – "Is it possible that I can just add to that just to help? Just to add to that of course as part of the monitoring if New Lane was being used because one of the other roads would be blocked that would be flagged straight away⁵ and would be, you know, we would make the Council obviously aware of that through the monitoring and we would have to show why that route had been used..."

Councillor Hughes: "I'm not quite sure who's going to ask this question but under um condition 30 which is the proposed liaison set-up. Have you seen the proposed condition 30?"

Ms. Fellows (Representing HPI Ltd.): – *[inaudible]*

Councillor Hughes: "I really want to press this one if I may Madam Chair because I believe at the original planning committee meeting is my proposal to set up a liaison panel. So I want to make sure that liaison panel will do what it's set up to do so therefore I'm not happy with the wording in section 30. So I'd like to propose some wording that the officers can listen to as we go through this to see whether the operator would be willing to sign up to it. So I would like to start with '*prior to the commencement of operations the operator will produce a community liaison strategy which will include the establishment of a community liaison panel with key stakeholders and interested parties terms of references to be established at the first meeting*'. Would that be acceptable? Officers?"

CHAIR (Cllr. Crellin): – "Yeah, I'll do the running. Officers, do you want to come in on that?"

Mr. Eaves (Case Officer) : – "Chairman it is difficult for us to comment directly obviously and it's important that we're not seen to be negotiating with an applicant in the course of a committee meeting so I think if Councillor Hughes has suggestions in respect of condition 30 he's perfectly able to volunteer those maybe when we get to the debate stage and get officer reviews at that point but I think having a dialogue directly with the applicant...."

CHAIR (Cllr. Crellin): (interrupts) – "Hang on. Simon, you want to come in."

Mr. Rowberry (HBC Planning) – "Yeah, if I may, and I don't mean this at all pejoratively to anybody here, but I just... I'm surprised and a little bit concerned about this whole question and answer process because this is becoming a debate between members and public speakers and I feel that that is - I don't know what our legal advisers feel - but I feel that that is risky in terms of how it could expose members potentially. I'm not saying it has so far, but this whole concept could and it's also

⁵ Since the monitoring will be by reports, issued several months in arrears, that statement should have been questioned.

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

not part of the process in my view. You know the public speakers are there to put forward a justification for their particular stance within a time period. Members are there to question, to seek points of clarity and explanation. Danger is, and this is no disrespect intended to any of you tonight and what's going on tonight, but I can just see a danger in the way that it's structured that we are getting into debate and we're almost cross-examining some of the speakers and I haven't seen this before in many, many authorities that I've worked with. I've never actually seen this and I just suggest that it's something perhaps that we might want to discuss offline in terms of the way this operates in general, because I do have to say I'm very concerned."

Councillor Hughes: "I'll stop there then."

CHAIR (Cllr. Crellin): – "Okay."

Councillor Hughes: "I'll just make a comment that may be useful. I'm very conscious that any amendments we may want to put forward this evening will be subject to negotiation subsequently and thereafter and I want to be sure, for the purposes of transparency, that what we were proposing was clearly understood by the applicants at the time we had this meeting."

CHAIR (Cllr. Crellin): – "Okay, thank you. You want to come back again?"

Mr. Rowberry (HBC Planning) – "I mean, in fairness to the committee, I mean this is also unusual that we have an application coming to Committee - and I fully understand and respect why it's coming to committee when it's a section 73 - and that puts a kind of different technical veneer on it because a section 73 is about a condition and yes if members are going to have input into reaching a satisfactory conclusion then there is going to be discussion about wording and potential changes I fully accept that and it is an unusual set of circumstances but I just do think we've just got to be really careful how we go forward this evening on this."

CHAIR (Cllr. Crellin): – "Thank you."

Councillor Hughes: "It is my first one!"

CHAIR (Cllr. Crellin): – "it's all right, we'll forgive you for the moment. Thank you very much Simon."

[Applicant Deputies step down]

CHAIR (Cllr. Crellin): "You've already made comments. Is there any other comments? You don't want to make any other comments? Well I should go into debate if there's no more questions. That's what I said they don't want to ask. Oh *you* can question. Well you can, but I was going to go into debate. Go on, carry on. But *questions*."

Councillor Hughes: "I do have a number of questions thank you very much for the report. Condition 4. 'The full operational management plan shall be submitted to and approved in writing by the local planning authority'. Do we get to approve the operational management plan and do we approve it in consultation with Hampshire Highways?"

Mr. Eaves (Case Officer) : "...If we approve the revised condition 4 we will be approving the operational management plan that has been submitted."

Councillor Hughes: "A point of clarification if I may Madam Chair, and so it's Havant Borough Council basically will be approving the operational management plan."

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

Mr. Eaves (Case Officer) : “Yes, that is the submitted document, the full Operational Management Plan document produced by Vectos limited dated January 2022 so it's that version we're talking about shall be implemented as approved. So that is what we're considering today.”

Councillor Hughes: “and in coming to that approval process and the determination that we should approve it, I'm assuming that you have consulted deeply with Hampshire Highways?”

Mr. Eaves (Case Officer) : “We've consulted very much so with Hampshire Highways through the process and you can see their comments on the committee report as well.”

CHAIR (Cllr. Crellin): “Thank you um I shall now go into debate um. Who would like to speak first?”

Councillor Branson: “Obviously we are only looking at these changes so we're not looking at back to any of the original planning permission which has already been granted. I understand the concern about the traffic trafficking south, I mean I travel that route especially across the New Lane crossing many times however with ANPR, the technology that we have today and from what I understand each driver is going to have a technology sort of thing with a route on, I am at a loss to understand why the residents are concerned that we can't keep a record of it. I mean if you have a delivery these days you can track it. You know this, “You are number six on your delivery, you're number five oh, it's coming down your road basically you're the next person”. So you know the technology is there now and we're talking about ANPR so you know if anybody does have a concern about a van whether it's liveried or not that we can recognize it, we can find out whether it isn't is belonging to the company that is likely to be in there.”

“I wouldn't be happy to support this if I wasn't happy with that regulation, with that proposal so you know I do feel that this is more precise and enforceable because I think from what Councillor Hughes found out that Hampshire haven't been collecting data, that suddenly if they start collecting them they may not, it may not work properly⁶, whereas we've got a company that is looking at it. You know the traffic data will be collected, this is page 19 of your report, collected and analysed by an independent third-party company you know. So that to me gives that somebody is there who is obviously used to be looking after data. I mean that whole paragraph really explains it to me that we are safeguarding that area, especially the area south that goes south out of New Lane, and I can't see anything because Hampshire are happy, and I can't see anything that would stop me on that one supporting that change. Thank you.”

CHAIR (Cllr. Crellin): “Thank you councillor Branson. Are there....? Yes, Councillor Weeks, thank you.”

Councillor Weeks: “I've got a two concerns, Madam Chair. One is the volume of vehicles coming off the site every day that is going to have an impact and that's over obviously over 24 hours that is going to have an impact on our network of roads but that wouldn't stop me supporting the proposal.”

“The other thing is the employment in this area. We've got 16 year olds that leave school and can't get a job until they're 18. and I think it's it's a sad indictment of the society now, that I can remember when I worked in New Lane in a factory and we had 16 year olds coming into the factory did a really good job, learned the skill, contributed to the economy and at the moment that's not going to happen here. I'm sure there are jobs, I know it's an order, it's all around the clock thing but

⁶ A clear demonstration of the misleading influence addressed in Footnote 4, Page x

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

I'm sure there's perhaps admin jobs that a 16 year old could do. They're very good on computers and that now and that's a disappointment. It's just observation thank you."

CHAIR (Cllr. Crellin): "I think Councillor Weeks, um children now at 16 have to stay in full-time education and..."

Councillor Weeks: (interrupts) "I'll just come back there and then Chair. They don't all stay in school until they're 18 or, no they don't go on yeah or apprentice but at 16 there's a lot of youngsters in Leigh Park especially leave school because they haven't got the academic skills to keep them at school um and to get to get a job and them out earning I think would be um credible."

CHAIR (Cllr. Crellin): "I think could I just ask the officers um legally I don't think they can employ a 16 year old can they now?"

Councillor Weeks: "Yes night working prevents them yes."

Mr. Eaves (Case Officer) : "So the applicants did put forward each reasons really for the change because it was originally written 16 to 24 year olds for the occupation phases um the reasons put forward the proposed end user does not have an apprenticeship program for 18 to 24 year olds across England Scotland and Wales throughout the selection process applicants have offered various roles and locations to identify the best fit for them the nature of the industry means that on-site roles incorporate overnight shift patterns in order to for deliveries to be ready in the morning as 16 to 17 year olds are by law not allowed to work overnight it isn't possible for the scheme to extend to those age categories in addition the warehouse handles a variety a wide variety of goods some of which under 18s are prohibited from handling so that was a reasoning behind that change."

CHAIR (Cllr. Crellin): "Thank you. Do you want to come back councillor Weeks?"

Councillor Weeks: " I did read that Mr Eaves in the what-name, I just think it's sad that 16 year old, and I do understand about the working shifts and that, but I'm sure there would be, during the daytime, something that they could do."

CHAIR (Cllr. Crellin): "Thank you councillor Weeks. Any other members?"

Councillor Hughes: "Thank you Madam Chair, I must confess that when I first saw this come to the committee I thought why is it coming back it was all perfectly fine last September. What could have changed and I was very predisposed to say no, let's let the existing conditions run and let's see how it happens. Then I took the time to read the report. I asked the question of the officer in respect to dynamic active traffic monitoring at commercial sites in Hampshire by Hampshire Highways there are none, so in terms of what was asked as one of the original conditions it would have been something that's not done anywhere else in Hampshire therefore I sort of walked back on that one and then looked at what is it we're trying to actually achieve."

"We want to be certain, for the residents of New Lane predominantly, that the vehicles that exit and enter that premises do so by the prescribed routes. So what do we have in place to ensure that they do that? They have the ANPR the cctv and the route guides and the direction signs that will tell drivers where to go. Drivers leaving that site would have a dedicated route and they would expect to go probably through sat nav the route is going to take them out. Taking on board the rare circumstances which may see a deviation from that route, caused by gas explosions etc. which may mean they'd go somewhere else. I accept that. So then we're looking at um what else could we do to make sure that that is okay and it's an independent company this is not Amazon owning their own CCTV and ANPR and say oh no it wasn't us it was fine. It is an independent company that's going to

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

allow us to assess and provide that information and I see some of the data provision is somewhat scarce at some point. So I then think well what can we do to make this better and I come back to Condition 30, the community liaison panel.”

“That will be the body that oversees the correct operation of this site. Interested parties that want to make sure (a) the site is successful commercially and (b) integrates well with the residents in the area that it occupies and that's why it's really keen to say let's get this community liaison panel established sooner rather than later. Not six months after the operation, it's too late then, you've got best practices in operation. Let's get it established straight away before it operates. We'll understand who's on the committee, I was on the community liaison panel, I would like to think elected members would be interested, I'd like to think the New Lane residents group might have been interested, Havant Civic Society might be interested in being on that panel. And if I may, I would like to think that should the panel have any doubts about the veracity of the data they should be allowed to call back some of that data themselves to check it. They can ask for that and check - conscious this is debate - so I would like to think that the community liaison panel should be have sufficient powers to be able to ensure that the operation of that premises is consistent with good neighbourly activity whilst delivering a commercial and economic gain for the area. So I can support this, but I really would like to see Condition 30 amended and strengthened in order to give the residents the faith that their concerns can be addressed in a timely and appropriate manner. Thank you.”

CHAIR (Cllr. Crellin): – “Are you going to suggest an amendment now councillor?”

Councillor Hughes: “I will, after the debate has finished.”

CHAIR (Cllr. Crellin): “ Yes. Okay, thank you Councillor Hughes. Does there any other member wish to speak?”

Councillor Patrick: “Thank you Madam Chair ...”

CHAIR (Cllr. Crellin): (interrupts) “Sorry Councillor Patrick. Is it urgent that you come back now?”

Mr. Rowberry (HBC Planning) “Thank you Madam Chair, yeah it's just to respond to Council Hughes's quote. Yes we can we can't make Condition 30 a pre-commencement condition but we could make it a preoccupation condition if that would satisfy?”

Councillor Hughes: “[inaudible] I don't want to see a nodding head behind me that says we don't want any negotiations taking place during [inaudible]. Whatever the condition is, that says we get it established as soon as practically possible and we've identified who the participants in the panel are, I think the residents may be more satisfied that their concerns have an opportunity to be addressed and the company is on licence that there is a panel out there that keeping an eye on them.”

CHAIR (Cllr. Crellin): “You're happy with that? Okay thank you. Okay Councillor Patrick, sorry about that.”

Councillor Patrick: “Thank you Madam Chair. I'm sorry, you were a bit quick leaving the questions. I do have a question for officers if you don't mind. In terms of employment we've um got here that they're looking for 18 to 24 year olds, mostly in the Leigh Park area. Presumably the company is going to be uptaking self-employed people with their own transport vans etc. do we have any idea what the ratio will be for the 18 to 24 year olds to get employed over the people who turn up who probably already have other courier jobs and so on so that there is a more reasonable distribution

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

between the younger coming out of college etc, and those who've already been employed and have their own transport? Thank you."

CHAIR (Cllr. Crellin): "One of the officers wish to come back and...?"

Mr. Eaves (Case Officer) : "I think obviously the condition wording has been checked with your economic development team a bit about the occupation phase that's probably most relevant is the marketing of the direct employment opportunities which is one of the points in the scheme including specific reference to the need to target Havant residents including those in the 18 to 24 category and those in Leigh Park and the immediate area. I think that's as close as we can get to what you're suggesting really, within a condition of this nature."

CHAIR (Cllr. Crellin): "Thank you. Any other councillor?"

Councillor Hughes: "[inaudible]"

CHAIR (Cllr. Crellin): "Yes, go on."

Councillor Hughes: "Condition 28 I didn't notice because I would like to have had the opportunity to ask more questions but Madam Chair was keen to move the agenda on a little bit quicker than I anticipated. Condition 28 it says within six weeks of the agreement of planning permission contract to sign Council initial ES and ENS plan meeting. Has that happened?"

Mr. Eaves (Case Officer) : "I understand meetings have taken place with the economic development team in terms of requirements for conditions obviously it's a slightly different version of the condition on in terms of the one we previously approved."

Councillor Hughes: "Thank you. Thank you for that and that's really helpful right so we now come back. Madam Chair, I would like to propose an amendment to condition 30."

CHAIR (Cllr. Crellin): "Thank you. Would you like to read it out?"

Councillor Hughes: "I believe, prior to occupation the operator will establish a community liaison panel with key stakeholders and interested parties. Details of membership of a local community panel to be established with the key stakeholders and interested parties and the schedule of meetings to be determined. The Terms of Reference for the CLP will be agreed at the first meeting."

CHAIR (Cllr. Crellin): "Are you okay with that?"

Mr. Rowberry (HBC Planning) "It sounds it in terms of the six tests of conditions. It sounds fine, it's just getting that in writing and having it appropriately minuted."

Councillor Hughes: "If you are happy Madam Chair, I can either do it on an email now..."

.....[inaudible discussion]....

CHAIR (Cllr. Crellin): "In the meantime is there a second? Would you like to speak?"

Councillor Lowe: "I'll second that"

CHAIR (Cllr. Crellin): "Okay, thank you. Councillor Lowe has seconded that."

Councillor Patrick: "Madam Chair, could I just comment in debate further only to say that the Pfizer site has been a bit of a lifesaver for Havant for 10 years. That industrial estate has been going since the 50s, it has employed a lot of people in this town. The thought of not having anybody there is not going to be very helpful to our workforce and I think as long as this operation is monitored as

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

Councillor Hughes has suggested with the full cooperation of residents of New Lane and the Board of Amazon, I can only think that that is better than an empty site for this town. We're talking a lot about regeneration Havant needs the jobs and although I'm personally not a huge fan of Amazon having seen their massive site outside Doncaster, absolutely massive that's quite a quite a statement. We are not looking at that, we're looking at a small site in a market town, not that there's much market but in a market town bringing jobs to our local community and for that reason I would support this"

CHAIR (Cllr. Crellin): "Thank you Councillor Patrick. Anyone else?"

Mr. Eaves (Case Officer) : "Chairman. Just very quickly. Just for the avoidance of doubt, nobody here is saying it is Amazon. Yeah we've obviously heard it through the deputations, word on the street is it's Amazon, there has been no confirmation with officers that it is Amazon and the recommendation before you is not founded on the basis that it is or is not Amazon. It is for what it is; a last mile distribution centre."

CHAIR (Cllr. Crellin): "I go along with that, I mean, I don't know if it's Amazon or whoever."

Councillor Patrick: "Madam Chair, I withdraw the word Amazon. I find it rather strange that we're not able to know who is applying for planning permission in our own borough, but nevertheless thank you."

CHAIR (Cllr. Crellin): "Thank you Councillor Patrick. Councillor Hughes are you have you ready?"

Councillor Hughes: "This is my proposed amendment to um condition 30: Prior to occupation the operator will establish a community liaison panel (CLP)"

CHAIR (Cllr. Crellin): "Slow down a bit, they're taking...."

Councillor Hughes: "Oh I'll email it to somebody at some point if you wish?"

Councillor Hughes: "with key stakeholders and interested parties. The Terms of Reference (TORs) will be established at the first meeting including escalations of concerns submitted by members so there will be a mechanism to escalate concerns within the TORs, the operator will maintain a list of membership details and a schedule of meetings to be offered to the panel."

Councillor Hughes: "That is my proposed amendment to condition 30. Do I have a seconder?"

CHAIR (Cllr. Crellin): - Yes Councillor Lowe had seconded it. Did you get that?"

Mr. Gregory (Democratic Services): – "Okay can we just... could you just email that to me?"

Councillor Hughes: "Yeah."

Mr. Eaves (Case Officer) : "I'm just keen not to lose sight of the end of the original condition because that seems to give some assurance that things will be taken on board, I would say in terms of the liaison panel. So the reason was, well not the reason but part of the condition, was to provide residents and stakeholders an opportunity to feed back to the site operators on the effectiveness of the arrangements in place. Comments received will be used to make improvements to the site operations as and where appropriate. So I think that is an extra trigger to actually achieving something from them from the Liaison Panel."

CHAIR (Cllr. Crellin): "So are you happy for that to be added on?"

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

Councillor Hughes: “[inaudible]...It’s not just improvements, it’s changes where circumstances occur which impacts on the residents. You know, if there’s clear evidence that says that there is too many vehicles using south of New Lane as a rat run, it’s fine to say make improvements, but you’ve got to make sure it doesn’t continue.”

Mr. Rowberry (HBC Planning) “what about if we say to use ‘to make improvements and address issues that have arisen or may have arisen’ something like that?”

CHAIR (Cllr. Crellin): “He’s the one that’s doing the amendment”

Councillor Hughes: “I’m just sending my draft to the officer.”

SR – “So I do advocate that that last paragraph in the condition as David said it does actually add quite a lot”

CHAIR (Cllr. Crellin): “they can be included”

SR - “But I do accept the point that you know it's not just improvements so if there is somewhere to, as I suggested, make improvements and address issues that may have arisen’, perhaps exactly that catches it.

CHAIR (Cllr. Crellin): “Okay so um officers is there any more questions or queries members? Any more debate? Well I just..”

David Eave: (interrupts) “The condition would stay the same would it, Councillor Hughes?”

CHAIR (Cllr. Crellin): “We need to have them read out then don't we? If we've got some, Mark, have you managed to get it all?”

Councillor Branson: “We’re going back to the original one aren't we?”

Mr. Gregory (Democratic Services): “What we’ve got is the original plus.... ‘Prior to the operation, the operator will establish a community liaison panel (CLP) with key stakeholders and interested parties. TOR will be established at the first meeting including escalation of concerns by members. The operator will maintain a list of membership details, and a schedule of meetings to be open to the panel. To provide residents and stakeholders an opportunity to feed back to the site operator [inaudible] for actions in place. Communications received will be used to make improvements to the site operations and to address issues that arise as and when appropriate”

CHAIR (Cllr. Crellin): “Okay is that fine yeah? Okay then it leaves me just to take a vote if everyone's happy with that. Members, all those in favour of the amendment, yes the amendment. All those against, is none against. Thank you members, that is carried. I hereby declare that the application or the amended application...”

Councillor Branson: (Interrupts) “Haven’t we got to vote on the application?”

Councillor Hughes(?): (Interrupts) “got to vote on the actual application”

CHAIR (Cllr. Crellin): “Ah right, Okay”

CHAIR (Cllr. Crellin): “There’s been an amendment. The amended application, I didn't think we needed to do both, we're now voting on the amended application whereas Councillor Lowe seconded it, all those in favour? Thank you members, all those against? No. Thank you very much, um the um amended application has been granted permission. Thank you for your attendance and I close the meeting at 6:16. Thank you. Thank you officers, thank you members.”

Planning Committee - 3 February, 2022 - Partial transcript from HBC meeting broadcast.

Meeting ends.

CHAIR (Cllr. Crellin): “So how's your shop going?”

Councillor Lowe: “Oh it's alright.”

CHAIR (Cllr. Crellin): “I've heard Rosie told me about it but I haven't really had a chance to come down and have a look at it.”

Councillor Lowe: “Well I'm waiting on *[inaudible]* on Saturday, and that'll be half price *[inaudible]*”

Meeting broadcast ends.