

NATIONAL PARK AUTHORITY

23rd October 2013

Present: Councillor M James (Chair)
Mr A Archer, Mr D Ellis, Ms C Gwyther, Councillor P Harries, Mrs G Hayward, Councillors O James, Mrs L Jenkins, B Kilmister, Mrs A Lee, RM Lewis, PJ Morgan, R Owens and DWM Rees, Mr AE Sangster, Mrs M Thomas and Councillor M Williams.

(NPA Offices, Llanion Park, Pembroke Dock: 10:00am – 13:35pm)

1. Apologies

An Apology for absence was received from Councillors S Hudson.

2. Chairman's Announcements

The Chairman reported that he had joined the CEOs and Chairs of the Welsh National Parks to give evidence at the Williams Commission on the 3rd October. He felt it had been a positive discussion covering the issue of performance along with how to improve governance and accountability.

He attended the National Parks UK Conference in the North York Moors which had focussed on landscape issues. He found this to be a valuable opportunity to discuss issues with Chairs of other National Park Authorities.

The Chairman had also attended the Europarc Conference in Hungary together with Mr Tegryn Jones and Cllr Michael Williams. The event had focussed on integrated management of protected areas. He was also presented with a Certificate to mark 25 years membership by the Pembrokeshire Coast National Park. A youth conference was run in conjunction with this and was attended by Mr Dylan Hannaford from Pembroke Dock who travelled with the Authority members.

The Chairman was present when the volunteers taking part in the Walk on Wales event entered the National Park at Poppit Sands and also at their final event in Pembrokeshire which took place at Freshwater West.

A meeting was held with the Leader and Chief Executive of Pembrokeshire County Council to discuss options for sharing of services between the two organisations. No specific agreements were reached but there were several issues which would be looked at in more detail.

The Chairman concluded by emphasising the major challenge ahead following the announcement of the draft budget details and reminded Members of a budget workshop to take place later that day.



NOTED.

2. Disclosures of Interest

No disclosures of interest were received.

3. Minutes

The minutes of the meeting held on the 18th September 2013 were presented for confirmation and signature. Mrs Gwyneth Hayward asked that it be noted that she had not attended this meeting and had tendered her apologies prior to the meeting.

It was **RESOLVED** that the minutes of the meeting held on the 18th September 2013 be confirmed and signed subject noting that Mrs G Hayward had not been present but had tendered her apologies.

4. Matters Arising

a) Planning in National Parks: debate called in Westminster by Simon Hart. MP (Minute 11)

The Chief Executive reported that a meeting had been held with Mr Hart when Members and Officers were able to answer some of his points. It had been agreed that the meetings should continue on a fairly regular basis so that any issues could be dealt with as they arose. A copy of the minutes of the meeting could be made available to Members on request.

NOTED.

5. Development Management Committee – Report of Meeting

It was **RESOLVED** that the report of the meeting of the Development Management Committee held on the 18th September 2013 be received.

6. Scrutiny Committee

It was **RESOLVED** that the report of the meeting of the Scrutiny Committee held on the 11th September 2013 be received.

7. Improvement Assessment

The Chairman welcomed Mr John Roberts from the Wales Audit Office to the meeting to present the report of the Auditor General which assessed the work of the Authority in discharging its duties under, and whether it had met the requirements of, the Local Government (Wales) Measure 2009. The letter concluded that the Authority had discharged its improvement reporting duties under the Measure and had acted in accordance with Welsh Government guidance. Based on, and limited to, work carried out to date by the Wales Audit Office, he also believed that the Authority was likely to comply with the requirement to make arrangements to secure continuous improvement during this financial year.

The Authority had published a useful and readable Improvement Plan however it was felt that there were many similarities between the Corporate



Strategy and the Improvement Plan and that this could prove to be confusing. A proposal for improvement was therefore contained in the letter suggesting that the Authority consider combining the two documents into one. However No statutory recommendations for the forthcoming year had been made.

The Chief Executive highlighted the positive working relationship between the Authority and the Wales Audit Office and assured Members that officers would be acting and responding positively to the points made in the letter. The Chairman then thanked Mr Roberts for his presentation.

It was **RESOLVED** that the report be received.

8. Improvement Plan 2012/13 Part 2

The Business and Performance Manager reminded Members that the Authority was required, under both the Local Government (Wales) Measure 2011 and the Wales Programme for Improvement, to publish the second part of its Improvement Plan by the 31st October 2013. This document reported on the progress made against the work programme proposed in Part 1 of the Improvement Plan for the year 2012/13.

The format of this report had been changed slightly to take into account the comments made by the Wales Audit Office in the previous year. Performance indicators had also been brought up to date for 2012/13. The document would be translated and published on the National Park website as required.

It was **RESOLVED** that the Improvement Plan Part 2 for 2012/13 be approved.

9. Little Haven Boat Park

Members were advised that Little Haven Boat Park was owned by the Pembrokeshire Coast National Park Authority and had been managed by Little Haven Boat Owners Association for and on behalf of its members since the mid 1970's. The Association had been holding over since the expiry of their previous lease in March 2012. Following extended negotiations Officers had agreed terms with the Association to provide for the continuing occupation under a new lease. The terms remained essentially unchanged apart from some material alterations which included the provision of a 15 year lease term; 5 yearly index linked rent reviews tied to RPI and a stepped annual rental increase rising to £52 per boat space in year 3.

The Estates Officer felt that the renewal of the lease on the terms outlined would secure the on-going management of the facility at local community level for the next 15 years on equitable rental terms, whilst wording to exclude the security of tenure provisions of the 1954 Landlord & Tenant Act would allow the Authority to review its options at the end of



the lease terms. The principles of the new lease were in accordance with the recently adopted Asset Management Policy.

Members had several questions including the timing of the rent reviews and also the amount of the increase. The Estates Officers explained that the Five Yearly Rent Review was decided upon as it was believed that this was a fair balance coupled with the RPI approach which would step the rental increase.

It was **RESOLVED** that officers be authorised to document a new occupation lease with the Little Haven Boat Owners Association on the terms outlined in the report.

10. National Park Management Plan

Members were reminded that a Delivery Agreement for review of the National Park Management Plan 2009-13 was agreed at a previous National Park Authority meeting. Due to the anticipated publication of a revised Policy Statement for Protected Areas, the intention by Natural Resources Wales to produce new guidance on developing a Management Plan and the suggestion in the Policy Statement consultation that a joint Management Plan would be produced for all Protected Areas in Wales, it was decided to suspend the Management Plan review programme in order that the Statement could be reflected as necessary in the revised Management Plan. This delay meant that there was no scope to undertake the necessary evidence gathering and consult with Members or the public adequately on a fully revised Management Plan before the expiry of the current plan at the end of 2013. Accordingly it was proposed that Officers carry out a light-touch technical update of the current Management Plan in order to extend the Plan's life until the end of 2014. The review would consist of basic factual changes.

It was **RESOLVED** that a technical update to the National Park Management Plan be prepared, in order to extend the Plan's life until the end of 2014.

11. Relevant representation on Atlantic Array Offshore Windfarm Proposal

Members were advised that the Atlantic Array proposals consisted of the construction and operation of up to 240 wind turbine generators with a maximum tip height of up to 220m in the Bristol Channel between Lundy Island and the South Wales Coast, up to four offshore substations, up to five meteorological stations, inter-array cables that collected and transferred power generated by the turbines to the offshore substations and export cables that would take the electricity generated by the turbines to shore. The onshore electrical works were not expected to affect the National Park.



The application had been deemed by the Planning Inspectorate as suitable to be progressed to the examination stage. Anyone with an interest in the proposal and wishing to contribute evidence at the examination stage was required to submit a Relevant Representation by 16th September, 2013.

As the Authority had an interest in the proposals a Relevant Representation had been drafted by Officers, circulated to the Chair and Vice Chair of the Authority and submitted to the Planning Inspectorate. The Representation was based substantially on concerns about the visual impacts of the proposed Atlantic Array on landscape and seascape and potential impacts on enjoyment of the National Park's special qualities. These representations had been published on the planning Inspectorate's website.

Officers then outlined the next steps in the procedure which included Examination Stage, Planning Inspectorate Recommendation/Secretary of State's Decision and Post Decision Stage.

Members welcomed the Officers' robust response to these proposals. They felt that the visual impact of these proposals on the Pembrokeshire Coast would be huge and this needed to be conveyed in the Authority's response.

It was **RESOLVED** that the Relevant Representation appended to the report made in respect of the Atlantic Array offshore windfarm proposals be noted.

12. Relevant representation on proposed combined heat and power plant, South Hook LNG, Herbrandston

Members were informed that the proposal related to a new combined heat and power plant to be located on land immediately adjacent to and within the perimeter of the South Hook LNG terminal and within the National Park boundary.

The application had been submitted to and accepted by the Planning Inspectorate as suitable to be progressed to the Examination Stage. Anyone with an interest in the proposal and wishing to contribute evidence at the examination stage was required to submit a Relevant Representation by 16th August 2013.

The Authority was the "Relevant Authority" for the proposals as the development would be situated within the area administered by the National Park Authority and where planning decisions would normally be made by the Authority. As such a Local Impact Report would be required to be submitted and the representation submitted by the Authority would merely list those issues that the Local Impact Report was likely to cover.



Officers then outlined the next steps in the procedure which included Pre-Examination, Examination Stage, Planning Inspectorate Recommendation/ Secretary of State's Decision and Post Decision Stage.

Members were reminded that the Authority was not the Planning Authority for this application but were being consulted as part of the application lay within the National Park boundary. Officers had prepared a list of what were considered to be the major issues with those relating to impact and design thought to be of most relevance.

It was **RESOLVED** that the Relevant Representation made in respect of the South Hook combined heat and power plant proposals, and appended to the report be noted.

The Director of Park Direction and Planning asked that Report 65/13 – “Statement of Common Ground on Proposed Combined Heat and Power Plant, South Hook LNG, Herbrandston” be taken as the next item.

13. Statement of Common Ground on Proposed combined Heat and Power Plant, South Hook LNG, Herbrandston

Members were advised that the proposal related to a new combined heat and power plant to be located on land immediately adjacent to and within the perimeter of the South Hook LNG terminal and within the National Park boundary. The plant would be linked to the existing LNG facility but would also be capable of operating as a stand-alone facility. The proposal did not include any associated development (i.e. connections to the Pembroke Power Plant) which would form a further and future submission.

The application had been submitted to and accepted by the Planning Inspectorate as suitable to be progressed to the examination stage. Anyone with an interest in the proposal and wishing to contribute evidence at the examination stage had been required to submit a Relevant Representation by 16th August 2013.

As part of the examination process the Examining Authority would require Statements of Common Ground (SOCG) with various parties to be submitted. These would provide information on those areas where there was agreement and also highlight those areas where there was disagreement. Officers had been in discussion with the applicants and their agents for some time, and as such a draft SOCG had been prepared to reflect agreed matters. This was appended to the report. However at this time the SOCG was limited to issues relating to relevant policies and processes rather than any decision on the issues and merits of the



proposals which would form further SOCG as the project progressed and which would be reported to Members at the appropriate time.

Officers then highlighted the next steps in the process. If Members were in agreement with the SOCG the Inspector would be advised at the Pre-Examination Meeting. The draft timetable provided would be likely to result in the Local Impact Report, further SOCG and views on the draft consent order to be considered at the Authority's Development Management Committee on 20th November, 2013.

As the report had been tabled at the meeting, Members were given 5 minutes in which to read the contents prior to consideration of it.

Members enquired about the impact on workload for the Department and the Director of Park Direction and Planning advised that it was a very time consuming piece of work. Officers had also sought specialist advice on some areas including legal advice.

Members considered that as this Authority was not the Planning Authority with responsibility for making the decision on this matter it could have little impact on the proposal itself apart from in areas of landscape, design and setting.

Members also wished to thank the Head of Development Management for the work that had gone into the report.

It was **RESOLVED** that the Statement of Common Ground made in respect of the South Hook Combined Heat and Power Plan proposals and attached to the report be endorsed.

The Director of Park Direction and Planning asked that Report 59/13 – "Consultation – P.D. Rights (electronic)" be moved to the end of the Agenda.

14. Voluntary Cap by the Authority on Indemnities

Members of the Standards Committee had previously considered a report from the Monitoring Officer on the suggestion by the Public Services Ombudsman for Wales (PSOW), supported by the Welsh Government, that all Local Authorities introduce a voluntary cap on the level of indemnity granted to Members. The indemnity was provided to Members facing allegations of breaches of the Members' Code of Conduct and who were, as a result, facing investigation by the PSOW leading to possible appearances before the Adjudication Panel for Wales or the Authority's Standards Committee. A £20,000 voluntary cap had been recommended as some Local Authorities had faced significantly higher costs in defending Members previously. The Authority currently had in place an insurance policy with DAS for the protection of any



Member facing such allegations. The Standards Committee had unanimously adopted this recommendation in the event that the current policy was discontinued at any time.

Members enquired as to the likelihood of the insurance cover being discontinued and the Monitoring Officer explained that although the premiums were relatively modest for the cover provided there was the possibility of a substantial rise in premiums. In the event of the premiums increasing a paper would be brought back to the National Park Authority for consideration. Members also enquired about the possibility of finding another insurance provider but were informed that DAS were the only ones offering the cover required. It was therefore proposed that a caveat should be included in the resolution so that the cap would also take effect in the event that the premium was increased to a significant level.

It was **RESOLVED** that in the event of the present indemnity insurance provided by DAS being discontinued or in the event that the premium was increased to a significant level, the voluntary cap of £20,000 in the level of indemnity to Members defending allegations of a breach of the Members' Code of Conduct be approved.

15. Independent Remuneration Panel for Wales Draft Annual Report

Members were reminded that in January 2008 the Independent Remuneration Panel for Wales was established on a permanent basis to determine the maximum levels of allowances payable by county and county borough councils to their Members. Following the passing of the Local Government (Wales) Measure on 10th May 2011 the Panel's remit was extended to include National Park Authorities, Fire & Rescue Authorities and 'civic heads' in Local Authorities. The measure also extended the Panel's powers to enable it to prescribe payments rather than determine the maxima as it had done in the past.

The Panel's first draft annual Report was published for consultation in 2011, when Members felt that it was inappropriate to comment on matters relating to their own remuneration. The report before Members that day gave a summary of the Panel's proposals for 2014/15 and Members again indicated that, as the Panel was an independent body that had been established to determine Member remuneration, they did not wish to comment on the report.

It was **RESOLVED** that the Independent Remuneration Panel for Wales be informed that Members had no comment to make on the Panel's draft Annual Report for 2014/15.

(Mr D Ellis voted against the above-mentioned decision and Ms C Gwyther abstained from voting.)



16. Disciplinary and Grievance Committees

It was reported that, in December 2007, membership of the Pembrokeshire Coast National Park Authority increased from fifteen to eighteen Members. This increase posed problems in relation to the membership of the Authority's then Disciplinary and Appeal Committees and they were, as a result, disbanded pending a review. However, while the Authority had been fortunate in that it had not been necessary to convene either Committee in the intervening period, it was recommended that such Committees should be in place.

The Administration and Democratic Services Manager presented a detailed report on a number of options available to deal with any/all eventualities, with the preferred option being the establishment of three Committees comprising five Members each. She went on to recommend that one Chair and one Deputy Chair should sit on each of the three Committees, however these should be mixed so as not to include the Chair and Deputy Chair from the same Authority/Committee on the same panel. Two Welsh Government Members should also sit on each Committee with the remaining Members to be chosen in alphabetical order at the Authority's Annual General Meeting regardless of whether the Committee(s) met or not. It was also advised that at least one female Member should sit on each Committee.

In the case of a Hearing that crossed over the period of the AGM, membership would stay the same until the matter was resolved.

It was **RESOLVED** that:

- a) Three Committees comprising five Members each be established with Membership in the current year as follows:

Investigating and Disciplinary Committee

Councillor M James	Chair, National Park Authority
Mr A Archer	Deputy Chair, Audit and Corporate Services Committee

Ms C Gwyther
Councillor P Harries
Councillor S Hudson

Grievance Committee

Councillor M Williams	Chair, Audit and Corporate Services Committee
Councillor RM Lewis	Deputy Chair, Development Management Committee

Mr D Ellis
Councillor O James
Mrs M Thomas



Appeals Committee

Mr AE Sangster
Mrs G Hayward

Deputy Chair, National Park Authority
Chair, Development Management
Committee

Councillor Mrs Lyn Jenkins
Councillor R Kilmister
Councillor Mrs A Lee

- b) The Terms of Reference for each Committee, as appended to the report before Members that day, be adopted, and
- c) The Grievance Committee also consider any grievance brought against the roles of the Section 151 Officer and the Monitoring Officer.

17. Scrutiny Committee on Affordable Housing – Final Report and Findings

Members were advised that at a previous meeting of the National Park Authority Members had resolved that the Scrutiny Committee would consider the topic of affordable housing. A number of meetings had been held since then, with evidence being presented from numerous individuals and organisations. The Committee considered its final report and findings on the 11th September 2013 when it was resolved that the Chief Executive in consultation with the Chair and Deputy Chair of the Scrutiny Committee be authorised to incorporate the amendments made at the meeting and present the report to the Authority for consideration.

Mr AE Sangster, as Chairman of the Scrutiny Committee, addressed Members on the issue. He apologised for the delay in publishing the findings of the Committee but advised that it was a complicated area and had required an in depth investigation.

He summarised that the finding of the Scrutiny Committee was that the current policy was not fully achieving its key outcomes. There were several reasons for this including the current economic climate. He also considered that there were misapprehensions in some cases and there was a real need for the Authority to promote the reality of the situation in that the Authority was actually more flexible than it was portrayed to be.

He advised that the report before the Authority included a package of recommendations – some short term together with longer term aims including a review of policy. Members then considered the recommendations as set out on pages 6 and 7 of the scrutiny report.

Mr Sangster thanked officers for helping and guiding Members through what had at times been a very difficult process.



Another Member of the Scrutiny Committee added that Members had been reminded that delivering affordable housing was a complicated process and in amending the current policy the Authority was constrained by statutory processes. He noted that when the Affordable Housing Policy had been considered, the Inspector had said he accepted the policy but with the proviso that if it could not be achieved by 2014 then the targets should be reduced. As it was unlikely that targets could be achieved in this timescale it would be sensible to commence preparatory work so that this could be taken forward as quickly as possible.

Other Members agreed that the policy was put together when the economic situation was very different and there was a definite need to re-examine it in the current economic climate, with one suggestion that the policy should be more incentive based and another Member suggesting that the Authority needed to be more innovative in encouraging development. It was also considered that there was an urgent requirement to look at the figures for actual need for affordable housing in the National Park.

In addition to issues of perception and the percentages contained within the policy, a Member made the point that the key to the whole issue was the availability of land, and the Authority needed to work more closely with Pembrokeshire County Council in this respect.

Members also wished to express their thanks to Mr Sangster for chairing the Scrutiny Committee and to congratulate everyone involved in the process and in production of the report.

It was **RESOLVED** that the final report and findings of the Scrutiny Committee on affordable housing be adopted.

18. 2013 Annual Monitoring Report on the Pembrokeshire Coast National Park Local Development Plan

Members were advised that the Annual Monitoring Report would assess the extent to which the Local Development Plan strategy and policies had been achieved during the previous financial year. The Report would also measure various indicators to assess the performance of the individual planning policies set out in the adopted development plan but also to provide a general portrait of the social, economic and environmental conditions in the Park.

The 2012 report had been available for comment until the 1st June, 2013 with comments received and responded to. Officers had then reviewed the comments and used them to inform the drafting of the 2013 Annual Monitoring Report. Both of these documents were before Members for approval.



The key findings of the report stated that there had not been a significant change which would warrant a review of the Plan at this time, with only 3 of the 32 indicators showing that targets had not been achieved and actions were set out to show how these were being addressed. The areas for concern related to the provision of a 5 year housing supply, with the report concluding that the Authority had a 3.5 year land supply; the target for planning permission to contribute to an overall Renewable Heat Target; and the provision of affordable housing.

With regard to the housing land supply, one Member drew attention to a particular site which the report had marked as one the owners were not currently interest in bringing forward. Officers responded that preliminary discussions had taken place with specialists in compulsory purchase to explore whether that was a way forward for this and other sites. The Member was unhappy with that approach, however he was reassured that a report would have to be agreed by the Authority before any such action could be taken.

The Member was also concerned about the situation in terms of bus services as it was felt that there could be major cutbacks on some bus services and this should not be used as a reason for refusal of an application, a reference to Policy 7 of the LDP which states, with regard to the conversion of appropriate buildings, that accessibility to the centres was an important consideration. Officers advised that if there were decisions coming out of the Council on this issue it could be looked at in the next Annual Monitoring Report.

It was **RESOLVED**:

- a) That the officer response to comments received on the 2012 Annual Monitoring Report be agreed.
- b) That the Annual Monitoring Report for the Local Development Plan be approved for submission to the Welsh Government by 31st October 2013.

19. Welsh Government Consultation Document: Proposed additional permitted development rights for electronic communication code operators (facilitating Broadband roll-out)

Members were informed that the Town & Country Planning (General Permitted Development) Order 1995 (GPDO) listed those developments and changes of use that were permitted development and as such did not require a formal planning application. These were known as permitted development rights (PDRs).

Part 24 of the document conferred permitted development rights subject to certain conditions and limitations for certain development by operators of electronic communication networks.



The Welsh Government was consulting on proposed changes to Part 24 to facilitate the provision of infrastructure to ensure access to next generation broadband. This was one of the Welsh Government's top priorities and it had committed to eliminating 'not spots', a number of which are situated in the National Parks areas.

The consultation was split into four main areas; telecommunications infrastructure in Wales, fixed broadband roll-out through street cabinets and fixed lines, mobile broadband roll-out and the proposed modifications to current permitted development rights and related issues. The consultation also included a Partial Regulatory Impact Assessment.

The intention was that the proposed changes would apply for five years to accord with the mobile broadband coverage obligation and views were sought on this intention. The Welsh Government had requested feedback on twelve questions.

Officers informed Members that the consultation to simplify the processes to facilitate improved electronic communication was welcomed in principle as it was recognised that these upgrades were essential to promote business and the economic growth of the area, and particularly for those areas that were currently not-spots or had limited electronic communication. However Officers considered that this should be balanced against the need to ensure that the first purpose of the National Park Authority was not compromised through inappropriate or cluttered provision of this infrastructure and which could have a detrimental impact on the special qualities of the National Park.

Officers considered that the changes to the thresholds for the size and quantities of antenna and associated infrastructure were accepted in principle but on the provision that the specific criteria in relation to primary frontages and siting on buildings were included in the same manner as in the current Part 24 of the GPDO. It was also considered that the prior notification system should be introduced for the suggested enlargement of the dish antenna dimensions.

Officers were however concerned at the introduction of the "fast track" system suggested for proposals on Article 1(5) land in lieu of the current prior notification procedure. The concern arose from the fact that this procedure was not consistent with other parts of the GPDO where prior notification was required and which enabled a simplified system to operate but enabled LPAs to have control over siting and design in specific areas designated for their special qualities.

It was also not clear from the consultation how developers would 'have regard' to concerns raised by LPAs in these situations and whether there



was a statutory requirement for them to address the concerns raised. The procedure would have no weight without some requirement for developers to adhere to the comments raised.

It was suggested that the current prior notification procedure remain but with amendments to facilitate easier submissions (i.e. a whole scheme approach for an overhead line rather than pole by pole, and lesser requirements on ownership, neighbour and consultation arrangements). It was considered that this would enable a more consistent yet streamlined approach to facilitate development but with appropriate mechanisms in place for LPAs to require changes where proposals were considered to be inappropriate. This approach would also negate the need for the temporary period to be applied and for the new rights to apply in perpetuity.

Members agreed that there needed to be a balance between providing broadband and preserving the National Park, however some felt concern that the process was being speeded up to the disadvantage of those things that make a National Park important. They were also concerned that it was not clear from the consultation how developers would “have regard to concerns raised by LPAs” and whether there was a statutory requirement for them to address the concerns raised.

However those Members who lived in areas with poor coverage felt that the officers’ response had struck the right balance as it was very important to sort the issue of broadband for the National Park.

It was **RESOLVED** that the Authority’s response to the consultation on Proposed Additional Permitted Development Rights for Code Operators be endorsed.

20. To consider correspondence from Cllr. R Owens in relation to the sale of the Authority’s Land Holding at Sageston

Members were asked to consider a letter from Councillor Reg Owens on the future handling of the Sageston residential development site. The letter suggested that the Authority undertake a feasibility study into making the development land available over a longer period through a phased self-build type of development rather than being sold as a single large site to a major developer.

It was suggested by another Member that as the process to put the land up for sale had already been agreed it was now too late to consider a phased development of the Sageston site, and it was proposed that it would be better to look at other parcels of land around the Park on which this approach could be taken.



Officers advised that there would be the opportunity to explore many ways of developing the site, as a whole and in parcels and that the offering of sale of the land could incorporate such an approach.

It was **RESOLVED** that the current arrangements with regard to the sale of the Authority's land holding at Sageston be progressed.

