

Planning and Orders Committee

Minutes of the meeting held on 6 December 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Shaun James Redmond, Dafydd Roberts and Robin Williams
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistants,
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones
- ALSO PRESENT:** Councillor Richard A Dew – Portfolio Holder for Planning
- Local Members : Councillors Richard Griffiths (application 7.1);
Llinos M Huws (application 7.5); Dafydd R Thomas (application 7.7).
- Councillors R Meirion Jones, Bryan Owen, Bob Parry OBE FRAGS.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the meeting of the Planning and Orders Committee held on 1 November, 2017 were confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 15 November, 2017 were confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.7 and 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by this meeting of the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch

The application was presented to the Planning and Orders Committee as the Committee at its meeting held on 8 November, 2017 resolved to refuse the application contrary to the Officer's recommendation on the basis that the proposal does not constitute an exception sufficient to allow departure from Policy ADN 2 of the Joint Local Development Plan (Anglesey and Gwynedd).

Councillor Richard Griffiths, a Local Member said that he was addressing the Committee to strongly oppose this proposal; he was also representing the local residents of Llanbadrig who have grave concerns as regard to this application at Rhyd y Groes. He noted that local residents are supportive of Wylfa Newydd project but faced with this immense development of a solar array farm in the locality would put undue strain on the community. The local Community Councils are also opposed to this development. He further said that there is speculation as to the generated power from this development; the applicant has said that the capacity of 49.9MW will power 15,500 homes; it is argued that the generated power will only be for 9,500 homes. The proposed development, if approved, will generate heavy traffic to and from the site. He considered that these solar panels should be on roofs of houses and commercial properties and not on agricultural land and especially not within rural communities. Councillor Griffiths asked the Committee to listen to the concerns of the local residents of Llanbadrig and reaffirm its decision to refuse this application.

The Planning Development Manager referred to the reasons for refusing the application at the previous meeting as noted within the report. She noted that further letters of support have been received by Friends of the Earth and the landowners at Rhyd y Groes. Further letters of objection have also been received by the residents of Buarth y Foel and from the Council for the Protection of Rural Wales. An independent legal opinion on the decision to refuse the application at the previous meeting of this Committee has been submitted by the applicant and specifically on whether the proposal complies with policy ADN2 of the Joint Local Development Plan. The Planning

Development Manager reported that the applicant has submitted an appeal against the decision of the Committee to refuse the application and this appeal is at present being validated before submission to the Planning Inspectorate. It was noted that the Authority has a four weeks period to determine the application when the appeal is validated before it falls to the Planning Inspectorate to determine. She further said it was important to report that the applicant has requested a Hearing by the Planning Inspectorate as regard to this application and has stated they will claim costs against the Council which may be substantial.

The Planning Development Manager further reported that the previous meeting of this Committee only gave one reason for refusal on the basis that the proposal does not constitute an exception sufficient to allow departure from policy ADN2 of the Joint Local Development Plan. It was considered by the Committee that the only matter the developer had as justification for an exception from policy ADN2 was a connection to the National Grid. The report by the Planning Officer addresses the issue as regards to exception from policy ADN2 and as the Committee at the previous meeting did not consider that there is sufficient departure from policy ADN2 the Committee needs to be clear on the matter before the application is considered at the appeal process. The Planning Development Manager referred to strategic policy PS7 and policy ADN2 within the Development Plan to the Committee. The Officer's report to the Committee is clear that it considers that exceptional circumstances have been presented to the Planning Authority which allows for development outside 'Potential Opportunity Areas' and as such that the scheme is compatible with the first part of Policy ADN2. Following on from site selection, policy ADN2 requires the proposals for Solar PV Farms of 5MW or more and other solar schemes of up to 5MW will be permitted provided that the proposal conforms with the criteria noted within the Planning Officer's report.

The Planning Development Manager reported that the Joint Planning Policy Unit is in support of the application as regard to policy ADN2. The applicant has shared the legal opinion with the Council following refusal of the application at the previous meeting. A detailed assessment has been undertaken as regard to this application and the recommendation is of approval of the application.

Councillor Dafydd Roberts said that he has given due consideration to this application following refusal of the development at the last meeting of this Committee. He noted that within policies of the Welsh Government the land for such solar array farms needs to be primarily level and therefore there is a higher proportion of the site that conforms to these policies than he previously thought. He questioned if a condition could be attached to any approval of the application that the developer does not erect solar panels on the areas which do not conform to the Welsh Government policies. However, he considered that the Welsh Government policies only refer to solar farm of up to 5MW but this proposed development is vastly higher.

The Planning Development Manager responded that the Joint Planning Policy Unit has considered the Welsh Government policies as per the 'toolkit' for a

high level assessment for such development. A map of the gradient of the land was shown to the Committee which shows that a very small area does not comply to policies. She noted that a Condition has already been attached to any approval of the application as to the layout of the site as per condition 4 in the written report. The Planning Development Manager stressed that the application must be dealt with as a whole as has been submitted by the applicant. The proposed development has been assessed as regard to the cumulative effect on other developments in the area which include the Rhyd y Groes Windfarm. She further said that reference has been made to the quality of the agricultural land at this site and she noted that a Technical Report has been received by Welsh Government that the land is of 3B quality and does not prohibit development of site a development on this land.

Councillor John Griffith questioned whether a condition could be applied that a buffer zone be erected near neighbouring properties. The Planning Development Manager responded that specific reasons need to be applied if conditions are to be attached to any approval of planning applications. She said that mitigation measures are attached to this application as to the effect of the amenities of neighbouring properties.

Councillor Shaun Redmond questioned if this application was to be approved would it be proper therefore for consumers having to pay more for their electricity when Windfarms will have to shut as this solar array farm will create overcapacity to the Grid. The Planning Development Manager responded that Welsh Government expects such development of solar wind farm and the costs of electricity to the consumer is not a matter before the Committee.

Councillor Dafydd Roberts raised whether other solar wind farm developments could argue the case that a site was appropriate due to its ability to connect to the National Grid. The Planning Development Manager responded that there are two elements to policy ADN2 that site of over 5MW are referred to specific areas; to show exception to policy ADN2 the applicant must show the need and location and the necessary criteria must be complied with. It was noted that it would be a matter for the National Grid to decide as to how much electricity generated from such development will be required from the Island.

The Legal Services Manager said that the Committee must first consider whether the reason for refusing the application at the previous meeting of the Committee (that the application does not constitute an exception sufficient to allow departure from Policy ADN2) is sufficient bearing in mind that the Joint Planning Policy Unit, who have drawn up the policies within the Joint Local Development Plan, consider that it is an exception to allow departure from Policy ADN2. He noted that if the application is to be refused then evidence to justify that reason may be difficult to find. That could echo in costs within the appeal process. If the Committee was not of a view to reaffirm its previous decision then it could either offer other reasons for refusal or it could approve the application.

Following deliberations it was considered that a recorded vote be undertaken.

In accordance with paragraph 4.1.18.4 of the Constitution the required number of members requested that a recorded vote be taken.

The recorded vote was as follows :-

To approve the application in accordance with the Officer's recommendation :-

Councillors John Griffith, Vaughan Hughes, Nicola Roberts, Robin Williams
(TOTAL 4)

To reaffirm the previous decision to refuse the application contrary to the Officer's recommendation :-

Councillor Shaun Redmond **(TOTAL 1)**

Abstained from voting :-

Councillors Glyn Haynes, K P Hughes, Eric W Jones, Dafydd Roberts
(TOTAL 4)

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report together with delegated powers to the Head of Planning Services to add, amend and delete conditions as necessary.

7.2 20C313A – Retrospective application for the erection of 14 affordable dwellings, construction of a new access and internal road together with the installation of a sewerage pumping station on land off Ffordd y Felin, Cemaes

The application was presented to the Planning and Orders Committee due to the adopted Joint Local Development Plan (Anglesey and Gwynedd). The Planning and Orders Committee approved the application on the 1st March, 2017 in accordance with the Officer's recommendation, subject to conditions and a Section 106 agreement under the 1990 Act. The application was initially determined under the development plans' policies in place at the time of determination. Following the adoption of the Joint Local Development Plan the application has been reassessed under the policies contained within the current development plan.

The Planning Development Manager reported that the site now is within the settlement boundary of Cemaes which has been identified for housing development in compliance with policy T34 within the Joint Local Development Plan. The Planning Officer's report to this Committee notes that this proposal is for a 100% affordable housing scheme which in principle exceeds the 30% requirement stipulated within the Development Plan. She noted that an infrastructure provision assessment has been undertaken as regard to this application and the Education Service has confirmed that they are not seeking a contribution from the developer for educational facilities. However, a financial

contribution through a S106 legal agreement is sought towards identified open spaces in the area. The Planning Development Manager further said that works have been undertaken on the access together with clearing works on the site; the application is now in part a retrospective application due to these works. The application however does comply with the Joint Local Development Plan policies and the recommendation is of approval of the application.

Councillor John Griffiths proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report together with a S106 Agreement securing the proposed units to be of an affordable type and the financial contribution relating to open space provision.

7.3 24C300A/ECON – Formation of lakes for fishing/boating recreation use, erection of an ancillary shop/café and an ancillary storage building together with associated access roads and ancillary parking areas and the installation of a new septic tank on land forming part of Tyn Rhos Fawr, Dulas

The application was presented to the Planning and Orders Committee as the application was approved in July 2016 by the Committee but since the adoption of the Joint Local Development Plan (Anglesey and Gwynedd) it is necessary to review the recommendation to the policies contained in the Local Development Plan and any other changes in material considerations.

The Planning Development Manager said that application was approved in July 2016 subject to a legal agreement containing provisions restricting the use of motorised water craft, submission of a travel plan, bonding requirements to fund repair works to repair the A5025 adjacent as a result of any damage from instance breaches as a result of the development and a requirement for bilingual business/place names and signage. A draft of the legal S106 agreement has been prepared but the proposal needs to be reassessed due to policies contained in the adopted Joint Local Development Plan. The assessment has been undertaken specifically to Policy TWR 1 (Visitor Attractions and Facilities) which states that proposals to develop new visitor attractions and facilities will be encouraged to locate to sites within the development boundary. She noted that in the previous approval of this application the site was within a Special Landscape Area and now no longer applies in this particular area.

Councillor Robin Williams questioned if the development was to be open to the public. The Planning Development Manager responded that there is a shop/cafe on site and it will be open to the general public.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the completion of a legal agreement and conditions set out in the written report.

7.4 28C472E – Full application for the erection of 2 dwellings (one which will include a balcony) on land adjacent to Cartref, Station Road, Rhosneigr

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that it has become apparent that the road leading to the site is in different ownership and therefore the applicant will need to serve the requisite notification on the land owners. She noted that the recommendation is to defer the application.

It was RESOLVED to defer consideration of the application to allow the applicant to serve the requisite notification on land owners.

7.5 38C180F/VAR – Application under Section 73 for the variation of condition (02) of planning permission reference 38C180D (outline application for the erection of a dwelling and vehicular access) so as to allow an extension of time to submit a reserved matters application at Gilfach Glyd, Mynydd Mechell

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 8th November, 2017 the Committee resolved to approve the application contrary to Officer's recommendation.

Councillor Llinos M Huws, a Local Member reiterated that the application was deserving of approval as per her comments at the previous meeting of the Planning and Orders Committee. She referred to the recent adopted Joint Local Development Plan and to the housing figures for development and noted that this application was amongst those figures which had been allocated to Anglesey. She noted that the applicant accepts the commencement of the dwelling will need to be implemented within a year.

The Planning Development Manager referred to the reasons given by the Committee to approve the application contrary to the Officer's recommendations as noted within the report. She stated that the recommendation is still of refusal of the application.

Councillor K.P. Hughes proposed to reaffirm the previous decision to approve the application and Councillor Robin Williams seconded the proposal.

It was RESOLVED to reaffirm the previous decision to approve the application

7.6 39C285D – Full application for the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The application was presented to the Planning and Orders Committee as it previously comprised a departure from the Ynys Môn Local Plan. However, the site is now identified as a residential development site within the adopted Joint Local Development Plan.

The Chair said that a request has been received by the Local Members that the site be visited. Councillor Robin Williams, a Local Member said that the area of the application site was flooded recently. He said that this application first came before the Planning and Orders Committee in 2013 and he considered that it would be beneficial for Members of the Committee to visit the site. He proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to undertake a site visit in accordance with the Local Members request for the reasons given.

7.7 46c168D/DA – Application for reserved matters for the erection of a dwelling which includes a balcony on land at Trearddur House, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1st November, 2017 it was to visit the site. The site was subsequently visited on the 15th November, 2017.

Mr. Steve Bond (**for the proposal**) said that it is important to recognise that the application before the meeting is a reserved matters application. The site is an open piece of land adjacent to Trearddur House near the centre of the village. However, the application site should not be viewed as land that should be retained as open green space as it has in fact benefited from full planning for a large detached house since 1991 with this consent being safeguarded as a result of the works having been formally commenced on site. The land originally formed part of the curtilage to Trearddur House that was in the applicant's ownership from 1982 up until 2016 when Treardddur House was sold but the plot retained. The 1991 house was also for the current applicant but a change in personal circumstances meant that they never went on to build the house despite full planning approval having been preserved. In 2013, the applicant commissioned to develop proposals for a smaller property on the site and having established with the Planning Department that they would consider alternative proposals an outline application was subsequently submitted and was later approved in July 2014. As part of this process they were required to clearly indicate the positioning, footprint, overall size and the height of the development. The design now proposed is in full compliance with the parameters approve by the Council at the outline stage. The design incorporates features widely seen in the area and is of a style not untypical of Trearddur Bay. Whilst the applicant is aware that objections have been raised with one emanating from the owner of the neighbouring property of Bryn Hyfryd who actually bought the property a year after planning consent was approved.

An objection has also been received by the owners of Maes Eithin, but this property is in fact some 48 metres from the nearest point of the proposal and is not even orientated towards the plot. Two other objections have been received from occupiers of Wellington Court but again there is acceptable spatial separation from the proposed new dwelling. These objections have been carefully considered and a detailed response has been issued to the Planning Department which clearly shows that there is no real merit in any of the objections submitted. Drainage and Ecology matters have been fully addressed and contrary to misleading claims the development will not increase the risk of flooding of neighbouring land. None of the Town Council, Gwynedd Archaeological Trust or CADW have raised any objections to the design or the positioning of the proposed dwelling.

Mr Bond further said that the application before the Committee is now some 25% smaller than the house that benefits from full planning and in addition, the new footprint accounts for only 12% of the overall total area of the plot so the majority of the green open space visible from the village will be retained and any risk of overdevelopment of the plot is avoided. The proposed dwelling is set below the level of Trearddur House and its setting in relation to other properties ensures it will sit within the landscape.

Councillor Dafydd R Thomas, a Local Members said that he has concerns as regard to the loss of greenfield sites in Trearddur Bay and the scale of this development. He said that the applicants has roots in the Trearddur Bay area and referred to Paragraph 4 (iv) within the report as regard to 'no distinct pattern of development in the locality', and this proposed development would not harm the landscape.

The Planning Development Manager said that two additional letters of support together with a letter from the Agent has been received since completion of the report to the Committee. She noted that full planning permission exists on this site which has been secured by the required works. The original planning approval was for a larger dwelling on site and was also much nearer to the neighbouring properties. The Planning Development Manager said that there has been concerns expressed as regard to drainage issues in the area; this can be addressed by an additional Condition attached to any approval of the application.

Councillor K.P. Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report and an additional condition relating to drainage.

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

10.1 19C587E – Full application for the erection of a dwelling and garage together with the construction of a vehicular access on land at 1/3 Parc Felin Ddŵr, Holyhead

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager said that she wished to amend the report as the application was 'called-in' by Councillor Shaun Redmond and not Councillor Glyn Haynes. She said that the design of this application is different to an application already approved on this site but the recommendation is of approval of the application.

Councillor Shaun Redmond said that he supported the application but a condition needs to be attached to any approval of the application that the garage on site needs to be for private use only. Councillor Redmond proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report together with an additional condition that the garage on site be for private use only.

10.2 42C258A – Full application for the erection of a dwelling to the rear of Tyddyn Orsedd, Rhoscefnhir

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager said that since the adoption of the Joint Local Development Plan, Rhoscefnhir is identified as a 'cluster settlement' where any new dwelling must be for an affordable local need on an infill site. The scheme previously approved on this site was for two dwellings and therefore it reduces the scale and floor space of the site. The recommendation is of approval of the application.

Councillor Robin Williams proposed that the application be approved and Councillor Kenneth P Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None considered by this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

12.1 19C1207 – Full application for the demolition of existing dwelling and garage together with the erection of replacement dwelling which includes a balcony and anew garage at Pentowyn, Holyhead

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Mr Tudur Thomas (**for the proposal**) said that Pentowyn has been empty since at least 2014 and following professional advice it was clear that the only practical and cost effective option was to demolish the existing dwelling and to build a replacement dwelling. There has been no objection locally to the development and the Holyhead Town Council at its meeting held on 4 September, 2017 had no objection. Following meeting with Planning Officers it was decided to reduce the size and design of the proposed dwelling resulting in a 20% reduction. Pentowyn lies within a designated Area of Outstanding Natural Beauty and considerable thought to the design and siting has been undertaken to ensure that the proposal has no adverse visual impact to the locality. The proposed dwelling now will be finished with natural materials, slate, wooden cladding and stone.

The Planning Development Manager said that the application is a full application for the demolition of an existing dwelling and its replacement with a new build dwelling. The site is within the AONB and is adjacent to the Wales Coast Path. The original submitted plans have been amended and reduced in scale. The first floor balcony on the north eastern gable of the proposed dwelling has now been replace with an attached garage, incorporating a terrace area as first floor level behind a slated roof. As part of the amended scheme stonework has been proposed on part of the front elevation in association with painted smooth render and vertical cladding and natural slate is proposed to roof the dwelling. A hedge is also proposed along the boundary in order integrate well into the surroundings. The AONB Officer has now submitted his comments as regard to the amended plans to reduce the footprint of the proposed dwelling he noted that the reduced scale of the development means that it will integrate better and will enhance the natural beauty of the area.

Councillor Shaun Redmond said that the footprint of the proposed development is partly on the footprint of the current building and is located further back into the garden area; this is in conflict with planning policy TAN13

– Replacement Dwelling. He also referred to the size of the proposed dwelling and the overlooking of an existing caravan park. Whilst he appreciated that the size and design of the proposed dwelling has been reduced, the rear elevation will be 7.3 metres from the boundary of the caravan site. The SPG - Design generally requires a distance of 10.5 metres but these seems to be acceptable by the Planning Officer. He questioned if this set a precedence for future developments by allowing the distance to be reduced? The Planning Development Manager responded that as regard to the footprint of the proposed dwelling on the site, it is partly on the footprint of the current property. It is considered that the proposed footprint will be an improvement as it will accommodate the plot better. As regard to setting a precedent with allowing a reduction in the distance between neighbouring boundaries she noted that the caravan park near the proposed dwelling is a touring caravan site and following consideration by the Planning Officer's it is not considered that the reduced distance between the boundary will have an adverse effect on the amenities of the neighbouring property and does not constitute refusal.

Councillor John Griffith referred to the size of the proposed dwelling which has a total area of 252m² compared to the existing dwelling of 137m² and questioned if the garage was included within the total area of the site. The Planning Development Manager responded that the garage is include in the total area of the site and an assessment has been carried out within the relevant policies which takes into account the size of the current dwelling.

Councillor Shaun Redmond said that he has looked at old maps of the area and it seemed that there is a public footpath near or going through the property of Pentowyn. He questioned if there will be an application to redirect of remove the footpath. The Planning Development Manager responded that no comments have been raised by the Highways Authority.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

12.2 19LPA1037/CC – Full application for change of use of existing building from community rooms into a dwelling at 9a Peibio Close, Holyhead

The application was presented to the Planning and Orders Committee as the application is made by the Council.

The Planning Development Manager said that the proposal involves the change of use of the former single storey offices into residential dwelling.

Councillor Shaun Redmond proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

It was **RESOLVED** to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

13 OTHER MATTERS

13.1 11LPA101N/1/LB/CC – Listed Building Consent for door replacement and fire door installations at Ysgol Syr Thomas Jones, Amlwch

It was **RESOLVED** to note that the application will be forwarded to the Welsh Ministers for determination in accordance with Regulation 13 of the Planning (Listed Building and Conservation Areas) Act 1990.

13.2 34C614/ECON – Outline application for the demolition of the existing building and erection of a mixed use building comprising of A1, A2, A3 uses and 45 residential apartments at Burgess Ltd., Bridge Street, Llangefni

To note that the application has been withdrawn by the agent.

13.3 36C351B/MIN – Minor amendments to scheme previously approved under planning permission 36C351 so as to amend the finish of the dwelling together with additional windows to the garage at Tyn Llwyd, Rhostrehwfa

The Planning Development Manager reported that a minor amendment application was received for amendments to the scheme previously approved under planning application reference 36C351A/VAR. The amendments being sought were to amend the finishing material by way of replacing the approved stone cladding with facing bricks and introduce facing brick in the side elevation/return of the proposed garage and the installation of velux windows in the front elevation of the proposed garage and installation of a window in the side elevation of the garage. The local planning authority has determined the application and the proposed amendments were deemed to be non-material.

It was **RESOLVED** to note the information.

13.4 45C467D/MIN – Minor amendments to scheme previously approved under planning permission 45C467B/DA so as to amend the dwelling finish from timber to render on land adjacent to Pen Parc, Penlon

The Planning Development Manager reported that a minor amendment application was received for amendments to the scheme previously approved under planning application reference 45C467B/DA. The amendments being sought were to amend the finishing material at the end gables (north and south elevations) from timber cladding to render. The local planning authority has determined the application and the proposed amendments were deemed to be non-material.

It was RESOLVED to note the information.

**COUNCILLOR NICOLA ROBERTS
CHAIR**