

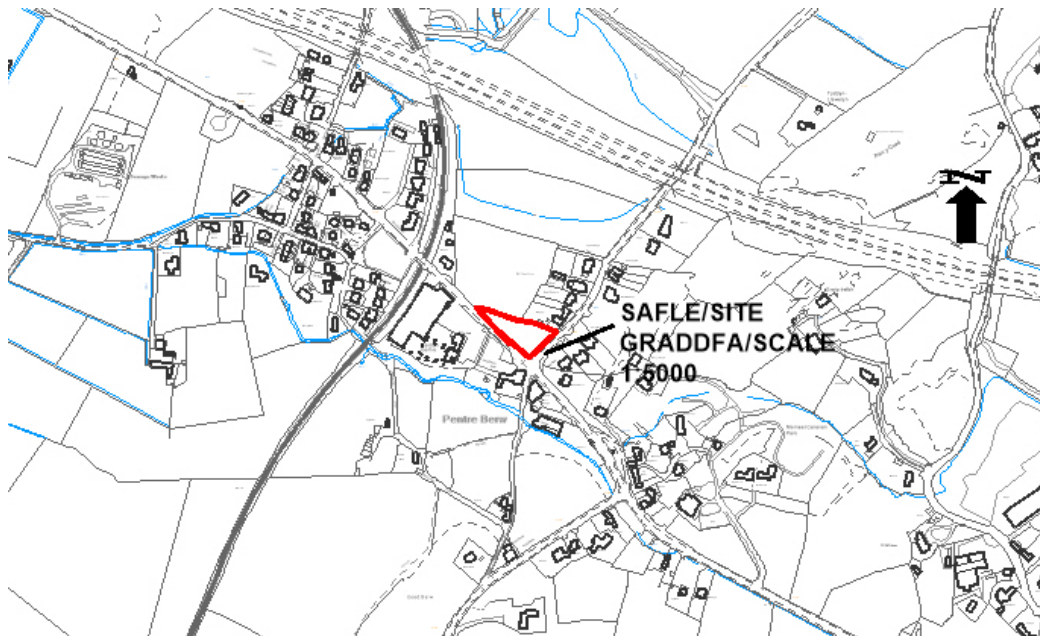
Rhif y Cais: **33C284B/DEL** Application Number

Ymgeisydd Applicant

AMP Construction Ltd

Cais dan Adran 73 i gael gwared ar amodau (10) (côd ar gyfer cartrefi cynaliadwy), (11) (côd ar gyfer cartrefi cynaliadwy), (12) (côd ar gyfer cartrefi cynaliadwy), (20) (troedffordd ynghyd a rhyddhau amodau (07) (disgrifiadau masnach a deunyddiau), (08) (dull amgáu) a (09) (manyllion draenio), er mwyn darparu disgrifiadau masnach o'r deunyddiau y bwriedir eu defnyddio ar arwynebeddau allanol, manyllion llawn am y dulliau amgáu y bwriedir eu defnyddio o fewn ac o gwmpas y safle a'r manyllion draenio fel rhan o'r cais cynllunio gyfredol. Amrywio amodau (13) (ffnestri) a (21) (yn unol â'r cynlluniau a gymeradwywyd) er mwyn diwygio'r cynlluniau a gymeradwywyd mewn perthynas â chaniatâd cynllunio 33C284A (codi 3 annedd newydd ynghyd â chreu mynedfa i gerbydau) ar dir gyferbyn â/Application under Section 73 for the removal of conditions (10) (code for sustainable homes), (11) (code for sustainable homes), (12) (code for sustainable homes) and (20) (footway) together with the discharge of conditions (07) (trade descriptions and materials), (08) (means of enclosure) and (09) (drainage details), so as to provide details of trade descriptions of the materials proposed to be used on external surfaces, full details of the proposed means of enclosure around and within the site and drainage details as part of the current planning application together with variation of conditions (13) (windows) and (21) (in accordance with approved plans) so as to amend the approved plans of planning permission reference 33C284A (erection of 3 new dwellings together with the creation of a vehicular access) on land opposite

Holland Arms, Pentre Berw



Planning Committee: 04/07/2018

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The proposal entails the change of size and design of the 3 dwellings previously approved on the site. Due to the reduction in size of the dwellings it will no longer be required to remove the existing stone wall to the South West of the application site. As the stone wall is to remain there is no requirement to provide an extended pedestrian footway adjacent to the A5.

This is an application under Section 73 for the removal of conditions;

- (10) (code for sustainable homes),
- (11) (code for sustainable homes),
- (12) (code for sustainable homes)
- (20) (pedestrian footway)
- (07) (trade descriptions and materials),
- (08) (means of enclosure) and
- (09) (drainage details).

Details of trade descriptions of the materials proposed to be used on external surfaces, full details of the proposed means of enclosure around and within the site and drainage details has been provided as part of the current planning application.

Variation of conditions (13) (windows) and (21) (in accordance with approved plans) so as to amend the approved plans of planning permission reference 33C284A (erection of 3 new dwellings together with the creation of a vehicular access) on land opposite Holland Arms, Pentre Berw.

2. Key Issue(s)

The application's key issue is the existence of the fallback position (extant planning consent), what likelihood exists of the extant permission coming forward and that any harm that is generated by the extant permission being balanced against the proposed scheme and any improvement or betterment the proposal offers over and above the fall-back position.

3. Main Policies

Joint Local Development Plan

- PCYFF2 – Development Criteria
- PCYFF3 – Design and Place Shaping
- TAI6 – Housing in Clusters

4. Response to Consultation and Publicity

Community Council – No comments

Local Member (Cllr Dafydd Roberts) – No response

Local Member (Cllr Eric Wyn Jones) – No response

Drainage Section – Conditional approval

Welsh Water – No objection

Highways Authority – Supportive of the proposal.

Site notices was placed near the site and neighbouring properties were notified by letter. The planning application was also advertised in the local newspaper as the development is contrary to policies of the Joint Local Development Plan. The expiry date for receiving representations was the 14th May, 2018. At the time of writing the report no letters were received.

5. Relevant Planning History

33C284 - Outline application for residential development on land opposite Holland Arms, Pentre Berw – Granted 22/12/10.

33C284A - Full application for the erection of 3 new dwellings together with the creation of a vehicular access on land opposite to Holland Arms, Pentre Berw – Granted 17/09/13.

6. Main Planning Considerations

Pentre Berw is identified as a Cluster in the Joint Local Development Plan.

Full planning permission has been granted on the site under planning application reference 33C284A which was approved on the 17/9/13. No development has commenced on the site to date.

Removal of Conditions (10), (11) and (12)

The current application entails the removal of conditions (10), (11) and (12) of planning permission 33C284B/DEL which relate to Code for Sustainable Homes. Since matters relating to method of construction with respect to climate change are no longer governed by the planning regime but Regulation 26, Part L of Building Regulations, it is considered that the conditions are no longer necessary. It is therefore reasonable that they are removed as stated with the Welsh Government letter 016/2014: The use of planning condition for Development Management.

Removal of Condition (20)

Condition (20) of the previous planning application involved removing the existing stone wall and extending the site up to the A5. This required the applicant to extend the existing pedestrian footway to the A5. As the proposal no longer involves removal of the existing stone wall to the South West of the site, it will no longer encroach onto the A5 and therefore no requirement to extend the pedestrian footway.

Discharge of Conditions (07), (08) and (09)

Condition (07) requested that details of trade descriptions and materials were produced prior to the commencement of work on the site. Details have been received and it is considered that the materials are acceptable and will match that of existing dwellings in the vicinity.

Condition (08) requested that details of the means of enclosure was provided prior to the commencement of work on the site. Details have been received and it is considered that details are acceptable and will fit into the landscape.

Condition (09) requested that no development shall commence on the site until surface water drainage details were submitted to the Local Planning Authority. Surface water details have been received and have been confirmed as acceptable in principle by the drainage section.

Variation of Conditions (13) and (21)

The application also seeks the variation of condition (13) (windows) restricted plot 3 to obscured glazing only and no new openings should be made to the side elevation fronting Gwyndy. The planning application has now been amended and the proposal has less windows in the side elevation facing Gwyndy. The only window facing Gwyndy is a first floor bathroom window which will be obscurely glazed and the details are considered acceptable.

Variation of condition (21) (as approved drawings). The design of the dwellings has been amended. The previous permission approved under planning application 33C284A was for 2 no 3 bedroom houses (plot 2 and 3) with a floor area of 147.38 square metres and a larger 4 bedroom house on (plot 1) with a floor area of 201.88 square metres. The design of the amended dwellings are identical with a floor area of 129.62 square metres.

Policy Context – The principle of the erection of three dwellings on the site has been established under planning application 33C284A approved on the 17/9/13.

Joint Local Development Plan – Pentre Berw is identified as a cluster where housing proposals can only be supported for affordable housing for local need between or adjacent to buildings coloured on the Inset Map under Policy TAI 6.

The application currently under consideration does not comply with the requirements of Policy TAI 6 as the dwellings are open market houses. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission an improvement over that previously approved.

Application reference 33C184A was approved on the 17/09/13, however no work has commenced on site. No details have been submitted to discharge conditions of the previous permission.

The amendments to the planning application are considered to be an improvement;

- The dwellings have been reduced in size
- The scale and design of all 3 dwellings will be identical.
- The existing stone boundary wall to the South West of the application site will not be removed; therefore, allowing the existing grass verge to the South West of the application to remain unchanged.

Affect on amenities of surrounding properties

Neighbouring properties have been notified of the proposed development. The expiry date to receive representations was the 14th May, 2018. At the time of writing the report no objections were received.

It is considered that the amended plans will have less of an impact upon neighbouring properties than the previously approved permission due to the properties being reduced in scale and less windows located on the side elevation facing Gwynfa.

7. Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

The application is contrary to Policy TAI 6 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for 3 dwellings.

It is considered that the proposed changes are an improvement to the previous application approved under 33C284A.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than 17/09/2018.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(05) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interest of the amenities of the locality.

(06) The window on Plot 3 outlined in blue on the attached plan ref 2078:18.4 received 03/04/2018 shall be obscure glazing and any replacement windows shall be similarly glazed. No new openings shall be made on the side elevation fronting the property known as Gwyndy without the prior approval of the Local Planning Authority.

Reason: To ensure that the development is in the interest of amenity.

(07) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: In the interest of amenity and highway Safety

(08) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To secure adequate visibility at the access.

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To secure adequate access.

(10) The car parking accommodation shall be completed in full accordance with the

details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(11) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and operational before the use hereby permitted is commenced.

Reason: In the interests of highway safety.

(12) No surface water from within the curtilage of the site to discharge onto the County Highway.

Reason: In the interest of highway safety.

(13) Prior to the laying of permeable paving shown on drawing number 2078:18:3a, a management and maintenance plan for the permeable paving lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. This management and maintenance plan shall provide that any replacement permeable paving required during the lifetime of the development shall be on a like for like basis. The development shall thereafter proceed in accordance with the details as approved.

Reason: To ensure the development does not increase the risk of surface water flooding.

(14) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 33C284B/VAR.

| Description | Reference | Date Received |
|--|-------------------|----------------------|
| Proposed Site Plan | 2078:18:3a | 19/6/18 |
| Proposed Site Plan (Drainage Information) | 2078:13:3A | 22/05/18 |
| Proposed Site Plan (Highways and Access detail) | 2078:13:3A | 10/5/18 |
| Proposed Floor Plans and Elevations | 2078:18:4 | 03/04/18 |
| Existing and Proposed Site Sections | 2078:18:5 | 03/04/18 |
| Location Plan | 2078:18:1 | 03/04/18 |
| Drainage Layout | BP/HA/01 | 22/05/18 |

Reason: For the avoidance of doubt.

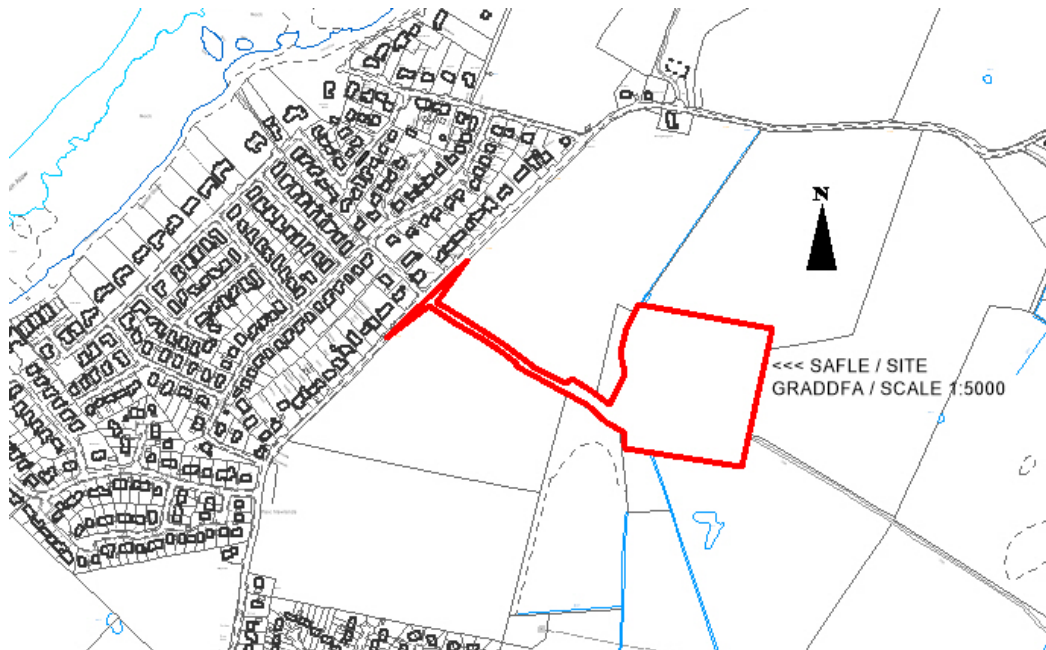
In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **49C289/VAR** Application Number

Ymgeisydd Applicant

Cleifiog Fawr Ltd

Cais o dan Adran 73A i ddiwygio amodau (02) er mwyn caniatáu diwygiadau i gosodiad y safle a dyluniad o unedau 2, 3, 4, 5, 6, 7, 8, 9 a 12, (06) er mwyn caniatáu i'r rhaglen o waith archeolegol cael ei gyflwyno a'i ryddhau wedi'i waith cychwyn, (09) er mwyn caniatáu diwygiadau i'r darpariaethau parcio moduron ynghyd a dileu amod (11) (lefelau llawr gorffenedig) o caniatâd cynllunio rhif 49C289 (newid adeiladau allanol i 12 annedd) yn / Application under Section 73A for the variation of conditions (02) so as to amend the site layout and the design of units 2, 3, 4, 5, 6, 7, 8, 9 and 12, (06) so as to allow for the submission and discharge of the programme of archaeological works post commencement, (09) so as to amend the car parking provision together with the deletion of condition (11) (finished floor levels) of planning permission reference 49C289 (conversion of outbuilding into 12 dwellings) at

Cleifiog Fawr, Lôn Gorad Road, Y Fali/Valley

Planning Committee: 04/07/2018

Report of Head of Regulation and Economic Development Service (JBR)

Recommendation:

Permit.

Reason for Reporting to Committee:

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

1. Proposal and Site

The application site is located off Gorad Road, Valley and comprises a listed farmhouse and granary together with associated outbuildings.

The application is submitted under Section 73A for the variation of conditions (02) so as to amend the site layout and the design of units 2, 3, 4, 5, 6, 7, 8, 9 and 12, (06) so as to allow for the submission and discharge of the programme of archaeological works post commencement, (09) so as to amend the car parking provision together with the deletion of condition (11) (finished floor levels) of planning permission reference 49C289 (conversion of outbuildings into 12 dwellings) at Cleifiog Fawr, Valley

2. Key Issue(s)

The key issue is whether the proposals represent an improvement to the scheme originally approved under planning permission reference 49C289.

3. Main Policies

PCYFF2 – Development Criteria

PCYFF 3 – Design and Place Shaping

TAI 7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

4. Response to Consultation and Publicity

Cllr Gwilym O Jones – No response at time of writing report.

Cllr Richard Dew – No response at time of writing report.

Drainage – No objection

Gwynedd Archaeological Planning Service – No objection

Welsh Water – No objection

Natural Resources Wales – No objection

Highways – No objection

Public Rights of Way Officer – No objection subject to provision of a pedestrian access across the flood defence structure.

Community Council – No objection

Environmental Health – General environmental protection comments relating to good practice and drainage.

Joint Planning Policy Unit – No response at time of writing report.

Response to publicity

Site notices were posted near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper. The expiry date for receipt of representations was 13.4.18.

At the time of writing the report, no representations have been received.

5. Relevant Planning History

49C289 - Change of use of the existing dwelling and outbuildings to 12 residential units together with installation of a treatment plant at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289A/LB - Listed Building Application for the change of use of outbuildings (no.s 1-4) into 4 dwellings at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289B/LB - Listed Building Application for the change of use of outbuilding (no. 5) into a dwelling together with alterations and extensions at Cleifiog Fawr, Valley – Granted 2.5.2012

49C259C/LB - Listed Building Application for the change of use of the outbuildings (no.s 6 - 7) into two dwellings at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289D/LB - Listed Building Application for the change of use of the outbuilding (no. 8) into a dwelling together with alterations and extensions at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289E/LB - Listed Building Application for change of use of outbuilding (no. 9) into a dwelling together with alterations and extensions at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289F/LB - Listed Building Application for the change of use of outbuilding (no. 10) into a dwelling together with alterations and extensions at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289G/LB - Listed Building Application for the change of use of outbuilding (No. 11) into a dwelling at Cleifiog Fawr, Valley – Granted 2.5.2012

49C289H/LB - Listed Building Application for the change of use of outbuilding (no. 12) into a dwelling together with alterations and extensions at Cleifiog Fawr, Valley – Granted 2.5.2012

6. Main Planning Considerations

Planning permission was granted on the 5th October 2016 for the change of use of the existing dwelling and outbuildings into 12 residential units together with the installation of a treatment plant, consequently the principle of the development has already been established, furthermore works have commenced to implement the permission.

On the 31st July 2017, the Joint Local Development Plan (JLDP) was formally adopted and as such the application must therefore be assessed against relevant policies of the JLDP.

Policy TAI 7 of the JLDP which relates to the conversion of traditional buildings in the open countryside to residential use states that they will only be permitted if employment use of the buildings is not viable and that the development provides affordable units for the community's local need or the residential use is a subordinate element of a wider business use, amongst other listed criteria.

The proposal is therefore contrary to the provisions of Policy TAI 7 of the JLDP, however since the site benefits from an extant and implemented planning permission, consideration must be given to the following:

- Whether the proposals represent an improvement of the scheme originally approved.

The application is submitted under Section 73A for the variation of conditions (02) so as to amend the site layout and the design of units 2, 3, 4, 5, 6, 7, 8, 9 and 12, (06) so as to allow for the submission and discharge of the programme of archaeological works post commencement, (09) so as to amend the car parking provision together with the deletion of condition (11) (finished floor levels) of planning permission reference 49C289 (conversion of outbuilding into 12 dwellings) at Cleifiog Fawr, Valley.

Condition (02) of planning permission reference 49C289 required that the development be carried out in accordance with the submitted plans and the current application is seeking to vary the condition so as to amend the site layout and the design of units 2-4, 5, 6-7, 8, 9 and 12.

The amendments to units 2-4 and 6-7 are of a relatively minor nature comprising minor amendments to doors and windows, an increase in the roof height of unit 3 and small extensions to units 6 and 7 to provide entrance porch, wc and utility rooms.

The amendments to units 5, 8, 9 and 12 propose more significant changes to their design, but which are of a more traditional appearance than the scheme originally approved.

It is therefore considered that the proposed amendments represent an improvement to the scheme originally granted.

Condition (06) of the planning permission stated that no development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed by the Local Planning Authority.

Although the LPA were not provided with the information required by the condition such that it could have been formally discharged, information has been submitted as part of the current application.

Following consultation with Gwynedd Archaeological Planning Service as part of the current application, they have confirmed that the information had been supplied directly to them in December 2016. They have further confirmed that the information was satisfactory and that they subsequently approved the details.

In light of the above, the condition may therefore be deemed to be discharged and will not therefore be included on any subsequent approval issued.

Condition (09) of the permission required that the car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

The variation of condition (09) is therefore linked to the variation of condition (02) relating to the site layout.

The amendments will lead to a slight reduction in the overall amount of hardstanding areas, amendments to the parking layout surrounding the complex and the removal of the approved secondary access road into the site in order to minimise breaches of the flood defence structure required to protect the development from flood risk.

The proposed amendments are considered to be acceptable and an improvement to the layout originally approved.

Finally, deletion of condition (11) relating to finished floor levels is sought.

The original permission included conditions requiring that finished floor levels be set no lower than 4.5m above Ordnance Datum to reduce the risk of flooding along with a separate condition requiring the construction of a formal flood defence structure with a minimum crest level of 5.0m above Ordnance Datum to safeguard the development from flooding.

However, it is clear following analysis of the response received from NRW to the original application that their recommendation required the inclusion on one, not both of the above conditions, presumably in recognition of the fact that achieving a minimum finished floor level may not be possible given that the application was for the conversion of existing buildings and that it may have been necessary to raise floor levels considerably to meet their requirement.

In light of the above and that a flood defence structure is to be constructed to address any flood risk, the deletion of condition (11) is therefore considered acceptable.

From a Listed Building perspective, the Senior Planning and Conservation Officer has been consulted on the proposed amendments and has confirmed that he is supportive of the proposals. Separate Listed Building Consents will need to be sought and is being attended to by the applicant's agent.

7. Conclusion

The application is contrary to Policy TAI 7 of the JLDP, however the fallback position is that the site benefits from an extant and implemented planning permission for the conversion scheme.

It is further considered that the proposed amendments represent an overall improvement to the scheme originally granted.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. Recommendation

(01) Natural slates of uniform colour shall be used as the roofing material of the proposed buildings.

Reason: In the interests of amenity.

(02) The formal flood defence structure shall be constructed at a minimum crest level of 5.0m Above Ordnance Datum in accordance with the details submitted before any of the dwellings are occupied and thereafter maintained for the lifetime of the development.

Reason: To safeguard the development from flooding.

(03) All stonework proposed to be used in the construction of the dwellings shall be natural local stone of uniform colour.

Reason: In the interests of amenity.

(04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

(05) The access shall be laid out and constructed strictly in accordance with the details as submitted before any of the dwellings are occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In the interests of highway safety.

(06) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In the interests of highway safety.

(07) The access shall be constructed with 2.4 metre by 70.0 metre splays on either side before any of the dwellings are occupied. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: In the interests of highway safety.

(08) The minimum track level shall be 3.75m above Ordnance Datum. The access track culvert shall be replaced with a 750mm diameter pipe before the dwellings are occupied and the overflow channel opening shall be maintained for the lifetime of the development.

Reason: To protect the access and egress from flooding.

(09) The pedestrian access across the flood defence structure shall be constructed in accordance with the submitted details before any of the dwellings are occupied.

Reason: In order to maintain the public right of way which traverses the site.

(10) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 49C289K/VAR and listed below:

| Drawing number | Plan Description |
|-----------------|---|
| SYL-703 | Sylfaen Associates Ltd – Structural Survey |
| | Flood Consequences Assessment – Brian Killingworth September 2016 |
| | Bat Roost and Breeding Bird Survey – Environmental Business Solutions 02 March 2016 |
| SYL717/APP/B/PR | Design and Access Statement & Historical Assessment and Listed Building Justification June 2017 |
| SYL717.01B | Location Plan and Existing Site Plan |
| SYL717.02B | Proposed Site Plan |
| SYL717.05C | Proposed Floor Plans and Elevations (Units 1-4) |
| SYL717.06C | Proposed Floor Plans and Elevations (Unit 5) |
| SYL717.08B | Proposed Floor Plans and Elevations (units 6-7) |
| SYL717.11A | Proposed Floor Plans and Elevations (Unit 12) |
| SYL717.12B | Proposed Floor Plans and Elevations (Unit 8) |
| SYL717.13A | Proposed Floor Plans and Elevations (Unit 9) |
| SYL717.15C | Contours and Pond |
| SYL717.16A | Proposed Site Plan and Access Route |
| SYL717.PR.17B | Public Footpath |

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.