

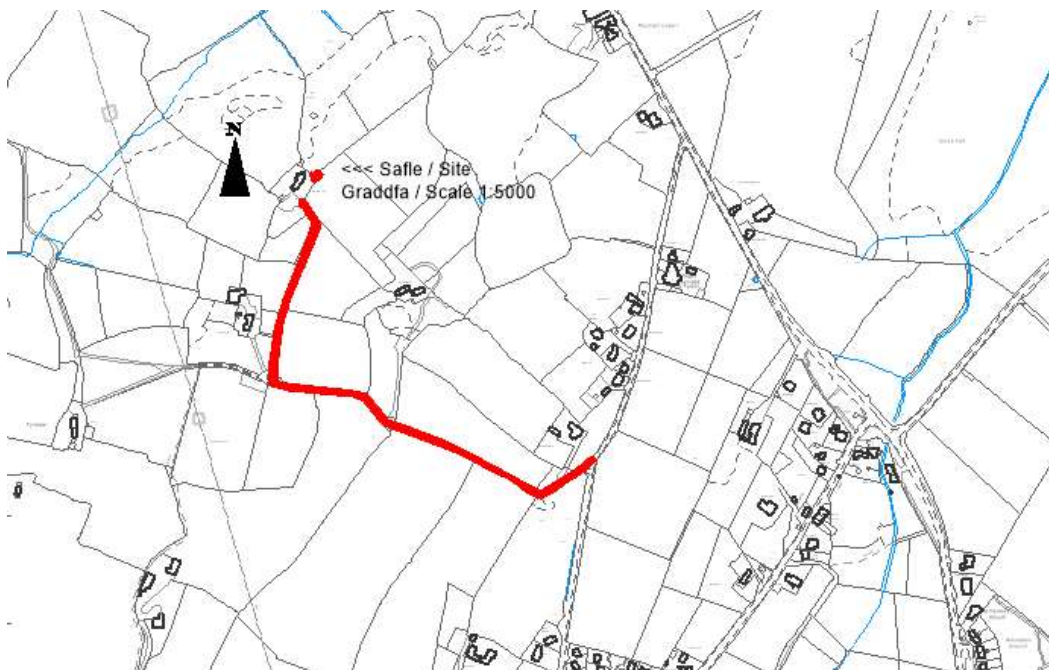
Rhif y Cais: **23C301C** Application Number

Ymgeisydd Applicant

Mr & Mrs Boulderstone

Cais llawn ar gyfer newid defnydd adeilad allanol i anecs i defnydd llety gofalwr yn / Full application for conversion of outbuilding into an annex as carers accommodation at

Pen y Garreg, Talwrn



Planning Committee: 25/07/2018

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of Local Member Councillor Bob Parry OBE

1. Proposal and Site

The application is made for the conversion of an outbuilding into an annex for use as a carers accommodation required to assist an occupant of Pen y Garreg.

The proposed development is located west to the existing dwellinghouse. The site lies within the open countryside. The proposed two-storey unit would include both ground and first floor living areas.

2. Key Issue(s)

The key issue is whether the proposal complies with relevant policies of the Joint Local Development Plan.

3. Main Policies

Joint Local Development Plan (JLDP)

PCYFF1 – Development Boundaries

PCYFF 2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PS5 – Sustainable Development

PS6 - Alleviating and Adapting to the Effects of Climate Change

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

Planning Policy Wales (9th Edition)

Technical Advice Note 6: Planning and Sustainable Rural Communities

Technical Advice Note 12: Design

SPG: Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Bob Parry OBE –The Local Member has called the application to the Planning Committee for determination.

Councillor Nicola Roberts – No Response

Councillor Dylan Rees – No Response

Community Council – No Response

Gwynedd Archaeological Planning Service – No significant archaeological implications.

Welsh Water – No Objection

Policy – General policy comments relating to the application which have been set out within the main body of the report.

Ecology – Due to the building's condition protected species survey not required.

Built Environment – Rebuilding works required for conversion would be extensive and as such would be beyond the norm of what is acceptable without becoming in effect a new build in the open countryside. The layout of the proposal would suggest that it provides all the facilities expected of a detached self-contained unit rather than an annex.

Landscape Officer – The application site is not located within the Area of Outstanding Natural Beauty nor a Special Landscape Area.

Local Highways Authority – No Response

Footpath Officer – Public Footpath 23/019/1 is adjacent but should be unaffected by the proposed development.

Response to publicity:

The proposal was advertised with the posting of notifications to adjacent properties. Site notices have also been displayed near the application site. The expiration of the publicly period was the 6th July, 2018.

At the time of writing this report, no letters of representations were received as a result of the publicity afforded to the application.

5. Relevant Planning History

23C301 – Conversion of building into a dwelling together with alterations and extension thereto at Pen y Garreg, Talwrn – Approved 02/12/2011

23C301A – Application to determine whether prior approval is required for the erection of an agricultural building for storage purposes on land at Pen y Garreg, Talwrn – Not Required 09/11/2011

23C301B - Full application for the conversion of outbuilding into annex for carer at Pen y Garreg, Talwrn – Refused 03/04/2018

6. Main Planning Considerations

Policy PCYFF1 states that outside the development boundaries development will be resisted unless it is in accordance with specific policies in the plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. The development boundaries are essential to prohibit inappropriate development from being located in the countryside. The site lies outside development boundaries and is therefore in the countryside.

Policy PCYFF2 states that proposals shall demonstrate compliance with relevant policies of the plan and national planning policy and guidance.

Policy PCYFF3 states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Policy TAI 7 states that in the open countryside the conversion of traditional buildings for residential use will be permitted when all the following criteria are met:

- There is evidence that employment use of the building is not viable
- The development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is a subordinate element associated with a wider scheme for business re-use;

- The structure is structurally sound
- No extensive alterations are required to enable the development
- Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.

The applicant has not provided evidence that employment use of the building is not viable and the proposal is not intended to provide an affordable unit.

A residential annexe may be described as accommodation ancillary to a main dwelling within the residential curtilage and must be used for this purpose. It is acknowledged that an extension of a house or conversion of an outbuilding may provide an opportunity to accommodate a person clearly associated with the occupants of the principal dwelling house e.g. dependent relative or staff working for the residents of the principal dwelling. The layout, design and physical relationship between the house and the proposed annexe will be important considerations, as will the size and scale of the accommodation to be provided. This is because the Local Planning Authority must avoid consenting a new house in the countryside at the outset and to reduce/ avoid a risk of the annexe becoming a self-contained dwelling, separate and apart from the original dwelling house. This is of particular importance because the site is located in open countryside.

It is noted that the proposed annexe has no link to the main house. Whilst there is no requirement for an annexe to form an extension to the main house, its functional relationship with the main dwelling is of particular relevance.

It is noted that the occupier (the carer) will only be employed on a part-time basis. This raises the issue as to whether there is a need for permanent accommodation for the carer, i.e. that the carer can't live in an existing property in a nearby settlement.

The existing building appears to be in very poor condition. However, although the accompanying structural report suggests that the building is not beyond the scope of conversion albeit some walls would require underpinning and rebuilding, it is considered the rebuilding work required for conversion would be extensive.

The extent of structural works required for conversion is beyond the norm of what is acceptable without becoming in effect a new build in the open countryside.

The proposed unit includes facilities for independent day-to-day private domestic existence. It is therefore considered the extent of the proposed living accommodation provided and detached nature of the building does not appear to adhere to the definition of an annex.

The layout of the proposed annex suggests that it provides all the facilities expected of a detached self-contained property as opposed to providing an ancillary function to the main property.

7. Conclusion

Although it is acknowledged several letters of support have been submitted with the application, the existing masonry which exists is not sufficient to lend itself to a conversion. Extensive new build will be required far beyond that which could be considered acceptable under local and national planning policy. As such it is considered that the proposal is for a new dwelling.

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

To **refuse** the application for the reasons below:

(01) The proposal by virtue of its siting and the level of accommodation to be provided can be likened to an independent unit of living accommodation located in the open countryside for which no rural enterprise justification has been submitted as such it is contrary to the provisions of policy PCYFF1 and PCYFF2 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017), the requirements of Technical Advice Note 6 and provisions of Planning Policy Wales (9th Edition)

(02) The proposals cannot be considered as a conversion due to the extensive works required furthermore it has not been proven that an employment use is not viable and the proposal does not relate to an affordable unit for local need, the proposal is hence contrary to the provisions of policy TAI7 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) and the advice contained in SPG Design Guide for the Urban and Rural Environment.

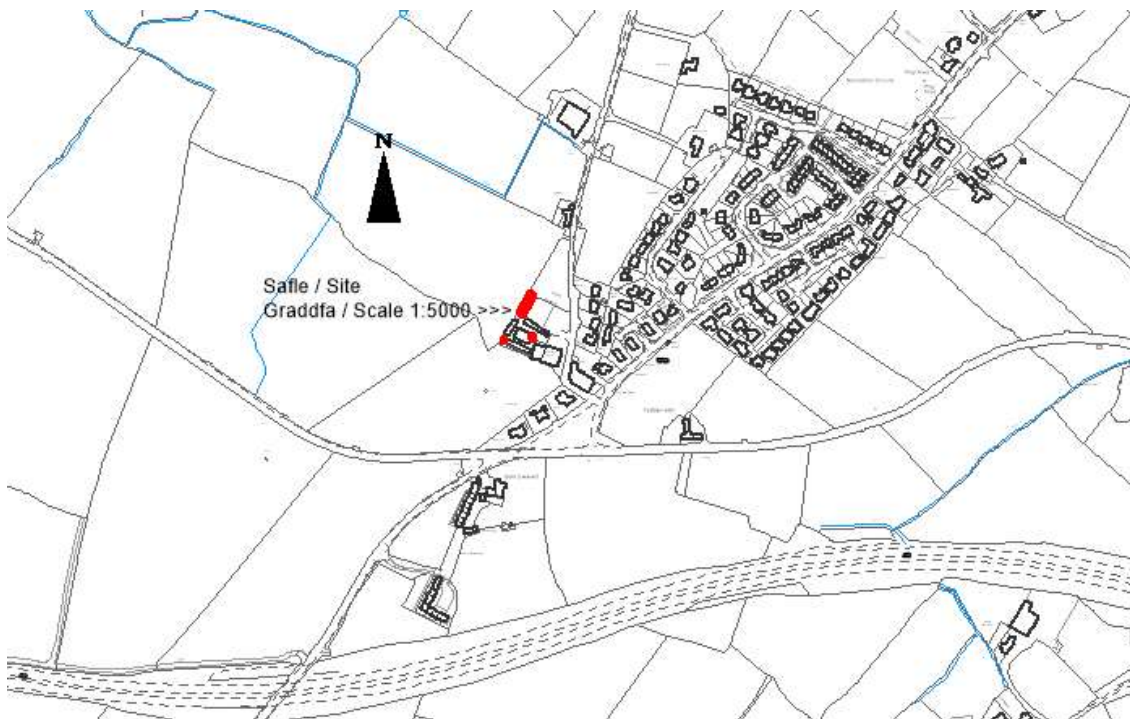
Rhif y Cais: **36C193P/ENF** Application Number

Ymgeisydd Applicant

Mr Geraint Williams

Cais llawn ar gyfer cadw dau o gynwysyddion storio ynghyd â lleoli 10 o gynwysyddion storio ychwanegol ar dir yn / Full application for the retention of two storage containers together with the siting of 10 additional storage containers on land at

Cefn Uchaf, Rhostrehwfa



Planning Committee: 25/07/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The proposal is to retain two additional containers within the existing container compound together with the siting of 10 additional containers on the neighbouring land, making a total of 73 containers

2. Key Issue(s)

The main planning issues associated with the proposed development are whether the proposal complies with current policies and whether the development will have a detrimental impact on the amenities of the surrounding properties and locality.

3. Main Policies

Joint Local Development Plan

Policy PCYFF3 – Design and Place Shaping

Policy PCYFF4 – Design and Landscaping

Policy CYF6 – Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build for Business/Industrial Use

Policy TRA2 – Parking Standards

Planning Policy Wales (9th Edition, 2016)

Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)

Technical Advice Note 12 – Design (2016)

Technical Advice Note 23 – Economic Development (2014)

4. Response to Consultation and Publicity

Community Council – Do not agree with the location due to the close proximity with the neighbouring properties

Local Member, Cllr. Dafydd Roberts – Call-in due to local concerns regarding the extension of the site

Local Member, Cllr E W Jones – No response to date

Drainage Section – No response to date

Highway Authority – No comments

Environmental Health – Standard comments and requested further information regarding the proposed lighting scheme. Following receipt of the proposed security lighting confirmed there was no objection provided that the lighting arrangements do not give rise to statutory nuisance and referred the applicant to 'Guidance Notes for the Reduction of Obtrusive light' for the applicants

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notification letters on the occupiers of the neighbouring property. The latest date for the receipt of representations was the 4th June, 2018 and at the time of writing this report two letters of representation had been received at the department from the owners of four neighbouring properties. The main issues raised can be summarised as follows;

- i) Conflicts with Policy 6.8 of the Joint Local Development Plan as the development will have a serious impact on the neighbouring properties standard of living by way of overlooking, loss of privacy, noise nuisance and visually overbearing.
- ii) Proposal is unsympathetic to the appearance and character of the local environment and will have a harmful impact on the open, rural and undeveloped character.
- iii) Highway safety – potential conflicts between pedestrian, cyclist and vehicular movements and vehicles overhanging the adopted highway and insufficient parking spaces..
- iv). Site is located in a predominantly residential area and will be an un-neighbourly form of development.
- v) No landscaping proposed as part of the development
- vi) Access to the existing containers is advertised as being 24/7 and this will have impact on the amenities of the neighbouring properties

Other issues were raised that are not material planning considerations.

In response to the issues raised I would respond as follows;

i) It is not considered that the retention of the two additional units, which amounts to a 4% increase in the total numbers, within the existing container compound will have an adverse effect on the occupants of the neighbouring properties. The 10 additional containers that are to be situated in the former car parking area and along the boundary of the site with the adjoining field will not have an adverse impact on the amenities currently enjoyed by the occupants of the nearby properties. The additional containers will be located more than 46 metres away from the boundary of the car park with the adjoining highway (at its shortest point). As the proposed containers will be located on a lower ground level than the adjoining properties and set further back into the site towards the agricultural field the proposal will not have a detrimental visual impact on the surrounding properties or surrounding area. The containers will be located on part of the existing car park and the change of use of the land from a car park to a container compound will not harm the amenities currently enjoyed by the occupants of the surrounding properties to such a degree as to warrant the refusal of the application.

Due to the difference in levels of land between the application site and adjoining properties the proposal will not result in overlooking to the adjoining properties. As the land is currently used as a car park it is not considered that the development will generate additional noise nuisance that would have a detrimental impact on the surrounding properties to such a degree to justify the refusal of the application.

ii) The site is located next to four industrial units and to the south of the application site lies the existing storage container compound. To the south east of the application site lies the local public house. As part of planning application reference 36C193L to site 9 additional containers on the middle section of the car park fencing were proposed to the rear of the containers (along the boundary of the application site with the adjoining (front section) car park and landscaping was proposed along the boundary of the site with the adjoining agricultural land. Due to the existing commercial use of the adjoining land and the proposed fencing and landscaping it is not considered that the proposal will be out of character with the surrounding area or have a detrimental impact on the surrounding landscape.

iii) The existing access which serves the existing site will serve the proposed development. The Highway Authority have been consulted and have raised no objection to the scheme.

iv) Whilst it is acknowledged that 4 residential properties are located immediately opposite the application site as stated above the adjoining land has an established commercial use and due to the former use of the land it is not considered that the development will be an un-neighbourly form of development.

v) As stated above fencing and landscaping works were required as part of planning application reference 36C193L. The proposed site plan submitted as part of the current application illustrated the number and type of fencing and landscaping proposed along the boundary of the site.

vi) Conditions imposed on the previously approved application restricted access to the site outside the hours of 7.00 am to 9.00 pm. This matter will now be the subject of further investigation and should a breach be identified the matter will be dealt with accordingly.

5. Relevant Planning History

36C193: Conversion of outbuilding into a conference room and community workshop, erection of 6 new community workshop units and the installation of a new septic tank at Tafarn y Rhos, Rhostrehwfa – Approved 7/1/02

36C193A - Demolition of the existing hall and the erection of a replacement conference facility, conversion of the existing outbuilding to form part of the facility together with alterations to the existing access – Refused 15/12/03

36C193B - Full plans for the erection of a lean-to agricultural implement shed on land at Cefn Uchaf, Rhostrehwfa – Approved 1/5/03

36C193C - Change of use of agricultural building to a children's play centre at Cefn Uchaf, Rhostrehwfa - Approved 20/05/2010 - Section 106 18/05/2010

36C193D/ECON - Change of use of part of the agricultural building into 4 number industrial units at Cefn Uchaf, Rhostrehwfa – concurrent application – Approved 27/05/2010 – Section 106 18/05/2010

36C193E - Full application for the siting of 10 no. storage containers at Cefn Uchaf, Rhostrehwfa – Approved 19/05/2010

36C193F – Full application for the siting of 10 no. storage containers at Cefn Uchaf, Rhostrehwfa – Approved 23/06/2010

36C193G/AD – Erection of 3 signs at Cefn Uchaf, Rhostrehwfa – Approved 24/06/2010

36C193H – Full application for the siting of 15 additional containers at Cefn Uchaf, Rhostrehwfa – Approved 05/04/2012

36C193J – Full application for the retention of 7 container units together with the siting of an additional 10 container units for storage purposes at Anglesy Self Storage, Rhostrehwfa – Approved 28/11/2014

36C193K/DEL – Application under Section 73 for the removal of condition (12) (operating days and times) from planning permission reference 36C193D/ECON (change of use of part of the agricultural building into 4 industrial units) at Cefn Uchaf, Rhostrehwfa – Withdrawn 17/03/2017

36C193L - Full application for the siting of nine additional containers at Cefn Uchaf, Rhostrehwfa – Approved 26/02/2018

36C193M/VAR - Application under Section 73 for the variation of condition (12) (operating days and times) from planning permission reference 36C193D/ECON (change of use of part of the agricultural building into 4 industrial units) so as to allow change of hours of operation at Cefn Uchaf, Rhostrehwfa – Refused 20/02/2018

36C193N/VAR - Application under Section 73 for the removal of condition (14) (No retailing shall take place from the premises) from planning permission reference 36C193D/ECON (change of use of part of the agricultural building into 4 no. industrial units) at Cefn Uchaf, Rhostrehwfa – Approved 05/03/2018

6. Main Planning Considerations

Policy Context - Policy PCYFF 3 requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. In respect of this application, the proposal includes a landscaping scheme which will ensure that the proposal does not have a detrimental impact on the surrounding area. The scheme is similar to the existing use on the adjoining land.

Policy PCYFF 4 requires that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. In respect of this proposed development, consideration has been given to the harm that the proposal may have on

the surrounding area and the proposed screening and landscaping details submitted as part of the application will ensure that the development will not have a detrimental impact on the surrounding area. Due to the existing commercial use of the adjoining buildings and land the proposal is considered acceptable.

Policy CYF6 is supportive of proposals for business/industrial use in rural areas provided that the scale and nature of the development is acceptable and that the development would not lead to a use that conflicts with nearby uses. Paragraph 7.3.2 of Planning Policy Wales supports the principle of Policy CYF6 and states that:-

“The expansion of existing businesses located in the open countryside should be supported provided that there are no unacceptable impacts on local amenity”.

Policy TRA 2 aims to ensure that suitable parking provision is made for all new development. In this regard, the policy requires that parking provision be met by means of compliance with the adopted Supplementary Planning Guidance – Parking Standards. As stated above the Highway Authority have been consulted and have raised no objection to the proposal.

Impact on surrounding properties and surrounding area - The site lies next to the existing storage container compound and to the rear of the 9 additional containers that were approved under planning application reference 36C193L although these containers have not been placed on the site to date. Four commercial units are situated to the front of the existing storage container compound and the local public house is located opposite the highway (to the south east) and the application site forms part of the existing large car park. As stated above the front of the additional containers on the former car park will be located to the rear of the previously approved 9 container and are situated more than 46 metres away from the boundary of the adjoining car park with the Highway. The two containers which are to be retained within the existing compound will have no impact on the neighbouring properties due to the existing number of containers on the site.

The issues raised by members of the public following the publicity of the application have been addressed in the Consultation and Publicity Section above.

7. Conclusion

The development complies with current local and national policies. Due to the existing use of the application site and surrounding land the proposed development will not have a detrimental impact on the amenities of the surrounding properties or surrounding landscape.

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

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

(02) The landscaping scheme as detailed on drawing number 1469:18:3a shall be planted within 10 months of the commencement of the use hereby permitted. The said trees and shrubs shall be maintained for a period of ten years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interest of visual and residential amenity.

(03) The timber fence as detailed on drawing number 1469:18:3a shall be installed prior to the use hereby permitted is commenced. The fencing shall not be removed at any time and if the screening needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: In the interest of residential amenity

(04) The use shall not be carried out outside the hours of 7.00am to 9.00pm Monday to Saturday and 10.00 am to 5.00 pm Sunday.

Reason: In the interest of residential amenity

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:

Drawing / Document number	Date Received	Plan Description
1469:18:2(a)	11/06/2018	Existing site plan
1469:18:1	02/05/2018	Location plan
Lighting details	11/06/2018	Lighting details
Container details	02/05/2018	Container details
1469:18:3(a)	12/06/2018	Proposed site plan

under planning application reference 36C193P/ENF.

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.

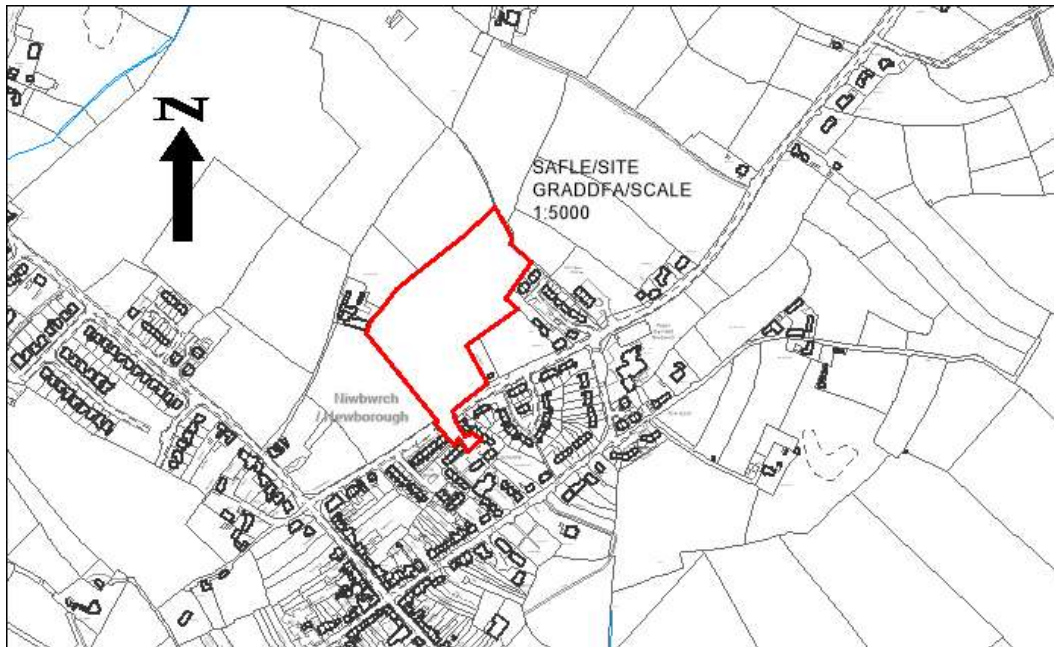
Rhif y Cais: **45LPA1029D/CC/DIS** Application Number

Ymgeisydd Applicant

Pennaeth Addysg/Head of Learning

**Cais i ryddhau amod (10) (goleuadau gweithredol) o ganiatâd cynllunio
45LPA1029A/CC/ECON yn / Application to discharge condition (10) (operational lighting) of
planning permission 45LPA1029A/CC/ECON at**

Ysgol Santes Dwynwen, New School Site, Lon Twnti, Niwbwrch/Newborough



Planning Committee: 25/07/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Planning and Orders committee as the land is owned by the Council.

1. Proposal and Site

This is an application to discharge condition (10) (operational lighting) of planning permission 45LPA1029A/CC/ECON at Ysgol Santes Dwynwen, Lon Twnti, Newborough.

Condition (10) stated that no operational lighting shall be installed until full details of the proposed lighting has been submitted to and approved in writing by the local planning authority.

Full details of the external lighting have been submitted for consideration under this application.

2. Key Issue(s)

The applications key issue is whether the lighting details are acceptable and do not have an impact on residential amenity and protected species.

3. Main Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

4. Response to Consultation and Publicity

Community Council – No objection

Local Member (Cllr Bryan Owen) – No response

Local Member (Cllr Peter Rogers) – No response

Environmental Health – Standard comments. The proposal must comply with Table 2 of the Guidance Notes for the Reduction of Obtrusive Light document (GN01:2011).

As this is an application to discharge the requirements of a planning condition, no statutory publicity requirements apply.

5. Relevant Planning History

45LPA1029/CC/SCR - Screening opinion for the erection of a new primary school on land to the rear of Morawelon, Newborough – 2/11/16 – EIA not required

45LPA1029A/CC/ECON - Full application for the erection of a new primary school together with the creation of a new vehicular access on land adjacent to Morawelon, Newborough – 12/7/17 – Granted

45LPA1029B/CC/DIS - Application to discharge conditions (04) (construction traffic management plan), (05) (operational traffic management plan), (06) (scheme for the glint/glare of the solar

panels), (07) (programme of archaeological works) and (09) (details on the construction lighting) of planning permission 45LPA1029A/CC/ECON at Morawelon, Newborough – 22/9/17 – Conditions Discharged

45LPA1029C/CC/DIS - Application to discharge condition (03) (construction details of the proposed access) of planning permission 45LPA1029A/CC/ECON at Morawelon, Newborough – 22/9/17 – Condition Discharged.

6. Main Planning Considerations

Discharge of Conditions (10)

Condition (10) requested that full details of the proposed lighting be submitted to and approved in writing by the local planning authority. The lighting design should comply with the recommendation of Table 2 of the Guidance Notes for the Reduction of Obtrusive Light document (GN01:2011). Details have been received and it is considered that the lighting material is acceptable and will not have a negative impact upon the amenities of adjacent residential properties or any protected species.

Policy Context – The principle of the development has already been established by extant permission 45LPA1029A/CC/ECON approved on the 12/07/2017.

Policy PCYFF2 states that consideration must be given to health and safety of occupiers of local residences, other land and property uses or characteristics of the locality due to light pollution, or other forms of pollution or nuisance.

The lighting information provided with the application confirms that limited light will spill outside of the application site. Some light spill will occur outside of the application site to the East and South; however, the light spillage will be very low ranging from 5 – 0.5lux. The area already has street lighting in the area; therefore the proposal will not have any further light pollution more than what is already present in the area. The neighbouring property known as Mor Awelon has large mature trees located on the rear boundary that will obstruct light from the application site and the gable end of the property does not have any windows.

All lighting fittings will be LED downward facing floodlights to alleviate any unnecessary lighting of the sky.

Protected Species

The biodiversity officer has confirmed that the external lighting is satisfactory in terms of ecology.

Affect on amenities of surrounding properties

It is not considered that the proposed external lighting will have a negative impact upon the amenities of existing residential properties.

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.

It is considered that the lighting details provided with the application are acceptable and will not harm the amenities of adjacent residential properties or harm any protected species in the area.

8. Recommendation

Discharge of condition (10)

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.

