

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT PROCEDURE) ORDER 1995 - TO DATE
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING ADVERT REGULATIONS 1994
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

These are reports and recommendations by Officers for consideration and resolution by the County Planning Authority.

All the applications in respect of the proposals specified in this report will be available for inspection by the Members of the Committee prior to and during the meeting at which the said applications will be considered.

The Background Papers relating to each application, including forms, plans, relevant correspondence, Development Plan and guidance documents are available for public inspection during normal office hours

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PLANNING COMMITTEE
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PLANNING ENFORCEMENT REPORT

REFERENCE: ENF/2005/00044

LOCATION: Brackenwood, Village Road, Eryrys, Mold

INFRINGEMENT: Change of use of land to form extension to garden

CONSTRAINTS:

RELEVANT PLANNING POLICIES AND GUIDANCE

DENBIGHSHIRE UNITARY DEVELOPMENT PLAN

Policy GEN 6 – Development Control Requirements

Policy HSG 16 – Extensions to domestic gardens

Policy ENV 2 – Development affecting AONB/AOB

Policy ENV 5 – Site of local conservation importance

Policy REC 3 – Open space/recreation alterations

GOVERNMENT GUIDANCE

Planning Policy Wales March 2002

Technical Advice Note (Wales) 9 – Enforcement of Planning Control

1. PURPOSE OF REPORT

1.1 This case is reported to Planning Committee to provide an enforcement assessment of the material planning considerations relating to this breach of planning control, following the refusal of a retrospective planning application by Members (contrary to Officer recommendation) and the authorisation of enforcement action.

2. BACKGROUND INFORMATION

2.1 This case was first investigated by Officers in July 2004, when proactively monitoring the compliance with planning conditions relating to the planning permission for the construction of the dwelling known as Brackenwood. During the construction of the dwelling urgent drainage works were required in order to prevent the new dwelling from flooding following heavy and constant rainfall. The works undertaken have incorporated a minor extension to the domestic curtilage area along the rear boundary. The maximum encroachment into the adjoining land (known as Hen Ardd) is 3 metres, although this is less in relation to most of the extended garden area.

2.2 As a result of the enforcement investigation a retrospective planning application was submitted for the change of use of the land to form an extension to the domestic curtilage area, in order to try and regularise matters. The retrospective planning application was reported to Planning Committee in March 2005 with a

recommendation to grant planning permission. Members refused the planning application (contrary to officer recommendation) for the following reason:

"The proposal would lead to an encroachment of domestic garden onto an area protected as open space and lying within a Site of Nature Conservation Interest and the Clwydian Range Area of Outstanding Natural Beauty. The proposal would therefore conflict with Policies ENV 2, ENV 5 and REC 3 of the Unitary Development Plan, through the encroachment of the garden area and the loss of the original boundary and drainage features of the Hen Ardd Common and set a precedent for proposals of a similar nature in the future."

- 2.3 Following the refusal of the planning application, the owners were formally advised that enforcement action had been authorised by Planning Committee to cease the use and return the land to its pre-existing condition. The owners have advised that they would submit another planning application, but no further application has been received to date.

3. ENFORCEMENT ASSESSMENT

- 3.1 National planning guidance contained in Technical Advice Note (Wales) 9 – Enforcement, states that enforcement action should be used as a last resort and only when it is expedient. In determining whether enforcement action is expedient, the relevant planning policies and any other material planning considerations relating to the breach of planning control must be assessed. The main planning considerations relating to this case are as follows:

The principle of the development

- 3.2 Policy HSG 16 states that the limited extension of domestic garden areas outside development boundaries will only be permitted subject to various criteria. The extension to the curtilage area is in this case limited, constituting an insignificant encroachment outside the development boundary. There is a specific reason for the extension to the curtilage area and associated works, relating to the prevention of flooding of the existing dwelling. The principle of the extension given its limited size and the need to prevent the flooding of the existing dwelling is considered acceptable subject to an assessment of all other material planning considerations.

Impact on the visual amenity of the AONB

- 3.3 The extension to the curtilage area has had the effect of straightening the rear boundary of the property and appears as a natural extension to the existing domestic curtilage area. In addition to the drainage works, the only other work undertaken has been the laying down of turf and some gravel. The extension to the curtilage area does not adversely impact on the character of the AONB and the appearance of this area is similar to its appearance prior to the change of use and associated works.

Residential amenity and flooding issues

- 3.4 The extension of the garden area to accommodate the required drainage works were necessary to prevent flooding in the interests of the residential amenities of the occupants of the dwelling at Brackenwood. The encroachment onto Hen Ardd has occurred due to specific circumstances relating to flooding and for no other personal gain for the owners of Brackenwood. Any other issues relating to discharge of rainwater/surface water etc. are matters to be regulated and enforced by the

Environment Agency, who raised no objections to the retrospective planning application.

Encroachment onto open space/recreation allocation and wildlife site

- 3.5 Given the limited size of the extension to the curtilage area, it is unlikely to compromise the overall designation of the recreational open space or the long term viability of the Hen Ardd Project Proposals. Furthermore, the limited nature of the encroachment onto the site of local conservation importance is unlikely to have an unacceptable harm on the conservation value of the site. The County Ecologist did not specifically object to the retrospective planning application.

4. SUMMARY AND CONCLUSION

- 4.1 There are clearly extenuating circumstances relating to this breach of planning control and there is a genuine reason and justification for the breach. The extension to the curtilage, given its limited scale and its appearance does not conflict with the relevant planning policies. Enforcement action cannot be justified on the basis that the breach of planning control has occurred.

- 4.2 It is considered that it would not be expedient to take enforcement action in this instance given the particular circumstances, the small scale and appearance of the garden extension. Furthermore, enforcement action would require re-instating the land to its previous condition which would be likely to result in Brackenwood again being at risk of flooding.

5. RECOMMENDATION

- 5.1 That authorisation be given for the following:
- (i) No further action is taken on the basis that it is not expedient to take enforcement action.

PLANNING ENFORCEMENT REPORT

REFERENCE: ENF/2005/00045

LOCATION: Ash Grove Eryrys Road Mynydd Du Mold

INFRINGEMENT: Extension to curtilage onto adjacent common land

CONSTRAINTS:

RELEVANT PLANNING POLICIES AND GUIDANCE

DENBIGHSHIRE UNITARY DEVELOPMENT PLAN
Policy GEN 1 – Development within development boundaries
Policy GEN 6 – Development Control Requirements
Policy HSG 16 – Extensions to domestic gardens
Policy ENV 2 – Development affecting AONB/AOB
Policy ENV 5 – Site of local conservation importance

GOVERNMENT GUIDANCE

Planning Policy Wales March 2002
Technical Advice Note (Wales) 9 – Enforcement of Planning Control

1. PURPOSE OF REPORT

1.1 This is reported to Planning Committee to provide an enforcement assessment of the material planning considerations relating to this breach of planning control, following the refusal of retrospective planning application by Members, contrary to Officer recommendation.

2. BACKGROUND INFORMATION

2.1 This breach of planning control was investigated by officers following a complaint received in July 2004, that the domestic curtilage of the dwelling known as Ash Grove had been extended without planning permission.

2.2 A site visit revealed that a triangular area of land measuring approximately 40 square metres had been fenced off to form an extension to the curtilage of Ash Grove.

2.3 Following the enforcement investigation the owners of Ash Grove submitted a retrospective planning application to change the use of this land to form an extension to the domestic curtilage area, in order to try and regularise matters. The application was reported to the Planning Committee of the 24 March 2005, with a

recommendation that planning permission be granted. Members resolved to refuse planning permission contrary to Officer recommendation for the following reason:

“The proposal would lead to the encroachment of domestic garden onto an area designated as a Site of Nature Conservation Interest and on land utilised as part of the Hen Ardd Common. The proposal would thus be in conflict with Policy ENV 5 of the Denbighshire Unitary Development Plan, detract from the overall amenity of the common and set a precedent for proposals of a similar nature in the future.”

- 2.4 Following refusal of the retrospective planning application, the owners were formally advised that the Planning Committee had also authorised enforcement action. The owners have advised that they are considering an appeal against the refusal of planning permission, but no appeal has been lodged at present.

3. ENFORCEMENT ASSESSMENT

- 3.1 National planning guidance contained in Technical Advice Note (Wales) 9 – Enforcement of Planning Control, states that enforcement action should be used as a last resort and only when it is expedient. In determining whether enforcement action is expedient, the relevant planning policies and any other material planning considerations relating to the breach of planning control must be assessed. The main planning considerations relating to this case are as follows:

The principle of the development

- 3.2 The extension to the domestic curtilage area is within the defined settlement limits of Eryrys. The development therefore complies with Policy GEN 1 of the Unitary Development Plan which states that development will mainly be located within settlements. Policy HSG 16 is the only policy which is specific to extensions to domestic curtilages, but relates to the limited extension of domestic gardens outside development boundaries. The existing size of the plot on which Ash Grove is located is approximately 240 square metres, approximately 150 square metres of which is authorised domestic garden area. The additional area is small scale and would add only 40 square metres to the existing area. Given the size of the extended garden area and its location within the settlement limits of Eryrys, it is considered that the development is acceptable in principle.

Impact on visual amenity of AOB

- 3.3 The extended garden area, due to its size, its position in relation to the existing dwelling (Ash Grove) and the surrounding locality has no adverse impact on the character of the AOB or the adjoining AONB. The development therefore does not conflict with Policy ENV 2 or the general development control considerations of Policy GEN 6.

Impact on wildlife site

- 3.4 The extended garden area constitutes a minor encroachment onto a site of local conservation importance, where Policy ENV 5 states that development which would unacceptably harm the conservation value of such sites, will only be permitted where appropriate mitigation measures can be taken. The minor nature of the

encroachment on to this site of local conservation importance is such that there would be no unacceptable harm on the conservation value of the site. Furthermore, the County Ecologist did not object to the development when consulted on the retrospective planning application.

Impact on residential amenity

3.5 Given the scale of the extended garden area and its position in relation to nearby properties, there would be no adverse impact on the amenities of nearby residents.

4. SUMMARY AND CONCLUSION

4.1 The development which constitutes the breach of planning control complies with the relevant planning policies of the Unitary Development Plan. Enforcement action cannot be justified on the basis that the breach of planning control has occurred.

4.2 Having regard to all the material planning considerations relating to this breach, it is considered that it would not be expedient to take enforcement action given that the development complies with the relevant policies of the Unitary Development Plan.

5. RECOMMENDATION

5.1 That authorisation be given for the following:

- (i) No further action is taken on the basis that it is not expedient to take enforcement action.

PLANNING ENFORCEMENT REPORT

REFERENCE: ENF/2001/00007

LOCATION: Ty Isoe, Maes Maelor, Bwlchgwyn, Llandegla

INFRINGEMENT: Change of use of forestry land to the mixed use of the land for forestry, storage of motor vehicles and for the siting of a caravan for residential purposes

CONSTRAINTS:

1. PURPOSE OF REPORT

- 1.1 Enforcement action in respect of this site was authorised by Members on the 30 January 2002 and an update of the issues relating to the site along with recommendations were reported to the Planning Committee of the 25 May 2005 (please see attached Appendix 1 – Planning Enforcement Report to Planning Committee of the 25 May 2005).
- 1.2 The purpose of this report is to provide Members with a further update on the progress of the proposed enforcement action in respect of this breach of planning control.

2. REASONS FOR ISSUING AN ENFORCEMENT NOTICE

- 2.1 Since the Planning Committee of the 25 May 2005, the Environment Agency's Crown Court prosecution case against the owner of the site for breaches of their regulations has concluded. The owner of the site was found guilty of storing controlled waste without a licence and was fined £2000 and awarded to pay £7500 in legal costs. The owner has until the 26 November 2005 (6 months) to pay the fine and the costs or he will face 45 days in prison.
- 2.2 On the 30 June 2005 a meeting was held between Denbighshire County Council Officers, Environment Agency Officers and the Police in order to agree a timetable for action. The Environment Agency have confirmed that they will not be pursuing any other prosecution cases against the owner, and that they are now fully committed to pursuing joint direct action with the Council, to remove all unauthorised items from the site.

2.3 It was agreed that the actual intended date of the proposed action could not be made public, as the element of surprise was essential to the success of the operation. The actual start date of the action will only be made public on that day. The next stages in respect of the proposed direct action are as follows:

- Briefing with Environment Agency Officers, Council Officers, external organisations (who will carry out clearance operations) to include a site assessment from video footage and a drive past the site;
- Another meeting to discuss/agree:
 - Proposals from the external organisations (who will carry out clearance operations)
 - Costs of the operation
 - Traffic control and access issues
 - Final action plan and implementation

3. SUMMARY AND CONCLUSION

3.1 Following the conclusion of the Environment Agency prosecution case and their decision not to pursue any further prosecution cases against the owner, it is considered that rapid progress can now be made which will soon result in site clearance operations through direct action.

PLANNING ENFORCEMENT REPORT

REFERENCE: ENF/2001/00007

LOCATION: Ty Isoe, Maes Maelor, Llandegla, Wrexham

INFRINGEMENT: Change of use of forestry land to the mixed use of the land for forestry, storage of motor vehicles and for the siting of a caravan for residential purposes

CONSTRAINTS:

1. PURPOSE OF REPORT

- 1.1 Members authorised enforcement action in respect of this site on the 30 January 2002 and the purpose of this report is to provide an update of the issues relating to this site and to request Member support for the course of actions recommended.

2. RELEVANT PLANNING POLICIES & GUIDANCE

- 2.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN
Policy STRAT 1 –General
Policy STRAT 2 – Waste Disposal / Re-use
Policy STRAT 6 – Location
Policy STRAT 7 – Environment
Policy GEN 3 – Development Outside Development Boundaries
Policy GEN 6 – Development Control Requirements
Policy ENV 2 – Development Affecting the AONB / AOB
Policy HSG 5 – Groups of Houses in the Open Countryside
Policy EMP 5 – Small Scale Employment Development Outside Development Boundaries
Policy EMP 7 – Potentially Polluting Employment Development
Policy MEW 11 – Waste Management Facilities
- 2.2 REGIONAL GUIDANCE
North Wales Regional Waste Plan – November 2003
- 2.3 GOVERNMENT GUIDANCE
Planning Policy Wales – March 2002
Technical Advice Note (Wales) 6 : Agriculture & Rural Development
Technical Advice Note (Wales) 9: Enforcement of Planning Control
Technical Advice Note (Wales) 21 : Waste

- 2.4 HUMAN RIGHTS CONSIDERATIONS
The provisions of the Human Rights Act 1998 were taken into account when enforcement action was considered in respect of this breach of planning control. The owner's rights did not outweigh the objectives of the relevant planning policies and guidance seeking to prevent these types of uses in this location.

3. LOCATION AND THE BREACH OF PLANNING CONTROL

- 3.1 The site is located within the open countryside and within the Area of Outstanding Beauty. The site is on the southerly side of the A525 between the settlements of Llandegla to the west and the Four Crosses to the east and comprises a conifer plantation.
- 3.2 The breach of planning control relates to the storage of over 200 vehicles and associated items and the residential use of a static caravan. There has therefore been a material change of use of the land from forestry to a mixed use of forestry, storage of vehicles and a residential use.

4. THE ENFORCEMENT ISSUES

- 4.1 The reasons for issuing an Enforcement Notice in respect of this breach of planning control were related to the principle of the uses in this location and the harm caused to the character and appearance of the AOB. It was considered that the uses were unacceptable in principle and contrary to the relevant planning policies and guidance specified in paragraph 2 of this report.
- 4.2 On the 30 January 2002 Members authorised the service of an Enforcement Notice as well as the instigation of prosecution proceedings, or other appropriate action, in the event that the owner failed to comply with the requirements of the Notice,
- 4.3 On the 24 June 2002 an Enforcement Notice was served on the owner of the land requiring the owner to:
- "Stop the unauthorised storage of scrap vehicles and residential use of the land and remove from the site all stored motor vehicles, caravans and all other articles associated with these unauthorised uses".*
- 4.4 The owner of the land lodged an appeal against the Enforcement Notice which was dismissed on the 1 April 2003. The owner was required to cease the unauthorised uses of the land and remove all the unauthorised items by the 1 April 2004.
- 4.5 The owner of the land has not complied or shown any intention to comply with the requirements of the Enforcement Notice. The owner is therefore in breach of the Enforcement Notice which is an offence liable to prosecution in the Magistrates' Court.
- 4.6 Whilst Members have previously authorised prosecution proceedings it was considered that given the nature of this breach of planning control, this course of action was not considered appropriate in this instance, as it would be highly unlikely to result in compliance with the requirements of the Notice (i.e. the owner ceasing residential use and removing the unauthorised items from the site).
- 4.7 The Council has been in close liaison with the Environment Agency for over 2 years in respect of the particular issues relating to this site. There are issues relating to this site which are enforceable under the legislation and regulations of the Environment Agency and they have also served notices on the owner, requiring removal of the

motor vehicles and related items from the site. Furthermore, the Environment Agency are pursuing prosecution proceedings against the owner for breaches of their Notices. Following adjournments in the Magistrates' Court due to non-attendance by the owner, the Magistrates' Court agreed to the owner's request that his case be heard in the Crown Court.

- 4.8 The Council and the Environment Agency have agreed in principle, that some form of joint action will need to be taken in order to resolve this matter. This action would involve the Council and the Environment Agency arranging for removal of all the unauthorised items from the site. There would be a cost involved with this form of direct action, but this cost is not yet known. There are provisions within the Planning Act to recover costs, but it may be difficult to recover all of the cost given the nature of this particular case. As part of the intended joint action, Council Officers and Environment Agency Officers, which were accompanied by Police Officers, undertook a site inspection of Ty Isoe on the 12 October 2004, which incorporated a detailed audit of the site.
- 4.9 The Environment Agency's prosecution case against the owner was to be held on the 6 April 2005, but the Judge adjourned the trial until the end of May 2005, in order to give the owner more time to prepare his case.
- 4.10 The Environment Agency cannot take joint action with the Council until such time as their prosecution case against the owner has been resolved. It is therefore considered, at present, that the Council continue to liaise with the Agency, prepare for action and monitor the site. It is also considered that this case be reviewed if it appears that the Agency's prosecution case is unlikely to be resolved within a reasonable period of time.

5. RECOMMENDATION

- 5.1 That Members support the following actions:
- (i) Officers continue to liaise with the Environment Agency with a view to taking joint action to resolve the matter.
 - (ii) The case be reviewed if the Agency's prosecution case against the owner is unlikely to be resolved within a reasonable period of time, in which case the Council will need to consider taking action without the Agency.
 - (iii) That this case be reported back to Members for support and to confirm the details and estimated cost relating to (i) and (ii).

**A REPORT BY THE HEAD OF PLANNING AND PUBLIC
PROTECTION SERVICES**

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999
DENBIGHSHIRE COUNTY COUNCIL
LAND ADJACENT TO A525
LLANFAIR D.C Nr RUTHIN**

TREE PRESERVATION ORDER NO. 1/2005

1 PURPOSE OF THE REPORT

- 1.1 To report on the serving of the Tree Preservation Order and to determine whether it should be confirmed without modification.

2 BACKGROUND

- 2.1 Tree were planted at the approach to Llanfair D.C for commemorative reasons about 50 year's ago and there is feeling within the village that in view of a recent planning application they should have statutory protection.
- 2.2 The justification for making the Order is that the trees are of amenity value and considered vulnerable as removal of a number of the trees was proposed in a recent planning application which has subsequently been withdrawn.

3 OBJECTIONS

- 3.1 No letters of objection have been received.

4 CONCLUSION

- 4.1 The Tree Preservation Order is required to protect the trees for their amenity value on the A525 approach to Llanfair D.C.

5 RECOMENDATION

- 5.1 The Tree Preservation Order No 1/2005 on land adjacent to the A525 at Llanfair D.C should be confirmed without modification.

**REPORT BY HEAD OF PLANNING AND PUBLIC
PROTECTION**

APPEAL DECISION UPDATE

1. PURPOSE OF REPORT.

1.1 To advise members of recent appeal decisions.

2. BACKGROUND

2.1 Appeal decisions received for April 2005 – June 2005 are set out in the attached appendix.

2.2 The table includes a column indicating the original decision level (Committee or Delegated), the Officer recommendation, and any costs applications and awards.

2.3 Whilst we are happy to answer questions on the appeal decisions at the Planning Committee, if there are any matters of detail that you would like to discuss please contact Mark Dakeyne or Ian Weaver prior to the meeting.

This report is for Members' information.

DENBIGHSHIRE PLANNING APPEALS DECISIONS
LIST OF APPEAL DECISIONS FROM 1ST APRIL 2005 TO 31ST JUNE 2005

DESCRIPTION	DECISION LEVEL/ RECOMMEN DATION	LOCATION	TYPE	DECISION DATE	APPEAL DECISION	COSTS	KEY ISSUES
Erection of detached dwelling and construction of new vehicular access	Refuse - Delegated	Nant yr Hafod, Hafod Bilston, Llandegla	Written Reps	01/04/2005	Dismissed	No	Not small gap or infill. Conflict with Policy HSG 5. Sporadic development in AONB
Change of use & subdivision of Unit 2 to Part Class A1 Retail & Part Class A3 (Pizza Take-Away)	Gant- Committee	Unit 2 (18) at, 18/20 Vale Road, Rhyl	Hearing	06/04/2005	Allowed	Application but not awarded	Vezev Street already has some commercial elements. Conditions imposed on hours, litter, fumes
Demolition of Existing building and erection of 45 flats	Refuse - Delegated	Lower Dee Mill, Llangollen	Inquiry	12/04/2005	Allowed	No	Preferable site for housing. No pressing need to retain building for employment purposes. Sustainable site with appropriate car parking
Demolition of Existing Building and Erection of 15 flats for the elderly, construction of new pedestrian and Vehicular access	Grant – Committee	Old Cinema Site, Highgate, Denbigh	Written Reps	18/04/05	Dismissed	No	Four storey front elevation would be out of scale
Unauthorised installation of roller shutters	Enforcement Notice	204 High Street, Prestatyn	Written Reps	29/04/2005	Dismissed	No	Notice correctly served. Development involved. Requirement not excessive.

DENBIGHSHIRE PLANNING APPEALS DECISIONS
LIST OF APPEAL DECISIONS FROM 1ST APRIL 2005 TO 31ST JUNE 2005

DESCRIPTION	DECISION LEVEL/ RECOMMEN DATION	LOCATION	TYPE	DECISION DATE	APPEAL DECISION	COSTS	KEY ISSUES
Erection of building to form boarding cattery	Refuse – Delegated	Nant y Meithryn, Pentrecelyn, Nr Ruthin	Written Reps	04/05/2005	Dismissed	No	Intrusive building in countryside. Inadequate local highway network
Development of 0.37 ha of land for residential development & construction of new vehicular access (outline application)	Refuse – Delegated	Land between Llety'r Crydd & Stella Maris, Tremeirchion, St. Asaph	Written Reps	17/05/2005	Dismissed	No	Not a small gap. Loss of wooded site would have adverse impact on AONB and conservation area
Erection of detached dwelling and double garage & alteration to existing vehicular access	Refuse – Delegated	Land between 8 Cae Onnen & Willow Cottage, Glascoed, Abergele	Written Reps	20/06/2005	Dismissed	No	Not part of group of dwellings. Sporadic development in open countryside.

A REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

DATE OF SITE VISITS

1. PURPOSE OF REPORT

- 1.1** To advise Members of the likely date of any Site Visits requested by the Planning Committee.

2. DATE OF THE SITE VISITS

- 2.1** In consultation with County Clerk's Department, it has been decided that the afternoon of Friday 29th July 2005 is most suitable.
This date has been provisionally booked.

- 2.2** You are advised, therefore, that any site visits arranged today will take place on **Friday 29th July 2005.**

3. MEMBERSHIP OF THE SITE VISIT PANEL

- 3.1** The membership of the Site Panel will be:
The Chair and Vice Chair, the Local Member(s) and a representative of the relevant Town or Community Council

4. RECOMMENDATION

- 4.1** That Members agree to the Site Visits being held on **Friday 29th July 2005**

**Decisions Made by the Head of Planning and Public Protection
under
Delegated Powers
1st - 30th June 2005**

Item For Information

This is a list of applications where the decision has already been made under delegated powers. If you wish to discuss the application/decision please contact the Case Officer.

DECISION TYPES

GRANT - grant planning permission

REFUSE - refuse all types of application

APPROVE - approve reserved matters or condition

CONSENT - grant listed building, conservation area, or advert consent

DEEMED - does not require advert consent

NO OBJ - no objection to works to tree(s) in conservation area

NOT REQ - proposal does not require permission/consent

DETERMIN - determine that prior approval is not required or is granted on determination application (certain telecom or agricultural works)

P DEV - proposal found to be permitted development after receipt

WDN - application withdrawn by applicant

INVALID - application found to be invalid

CERTIFY - Certificate of lawful use issued

RCERTIFY - refuse to issue certificate of lawful use

COPIES OF APPENDICES AVAILABLE FROM THE HEAD OF PLANNING AND PUBLIC PROTECTION