

# Agenda Annex

## PLANNING COMMITTEE

Date - 13<sup>th</sup> December 2017

### ADDENDUM REPORT BY HEAD OF PLANNING AND PUBLIC PROTECTION

### AGENDA ORDER, LATE INFORMATION AND AMENDMENTS TO PLANNING COMMITTEE REPORTS

The following sheets are an addendum to the main agenda for the Committee. They set out the order in which items will be taken, subject to the discretion of the Chair, and they provide a summary of information received since the completion of the reports, and matters of relevance to individual items which should be taken into account prior to their consideration.

Where requests for public speaking on individual planning applications have been made, those applications will normally be dealt with at the start of that part of the meeting.

#### AGENDA FOR THE MEETING

1. APOLOGIES
2. DECLARATIONS OF INTEREST (Pages 9 - 10)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 - 20)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 – 14)

#### ORDER OF APPLICATIONS

##### PART 1

	<b>Application no.</b>	<b>Location</b>	<b>Page</b>
<b>Public Speaker items</b>			
<b>11</b>	21/2017/0957	<b>4 Bryn Artro Avenue, Llanferres, Mold</b>	137
<b>12</b>	23/2016/1218	<b>Caer Mynydd Caravan Park, Saron, Denbigh</b>	155
<b>14</b>	46/2017/0944	<b>Queensland House, The Roe, St Asaph</b>	187
<b>Other items</b>			
<b>5</b>	01/2017/0901	<b>Denbigh Museum, Grove Road, Denbigh</b>	21

<b>6</b>	01/2017/0902	<b>Denbigh Museum, Grove Road, Denbigh</b>	41
<b>7</b>	08/2017/0896	<b>Pen Y Dalar, Godrer Coed, Cynwyd, Corwen</b>	59
<b>8</b>	15/2017/0809	<b>Parc Farm Holiday Park, Llanarmon Yn Ial, Mold</b>	77
<b>9</b>	15/2017/0893	<b>Parc Farm Holiday Park, Llanarmon Yn Ial, Mold</b>	87
<b>10</b>	20/2017/0819	<b>Glebe Land Opposite Bron Y Clwyd, Llanfair Dyffryn Clwyd, Ruthin</b>	101
<b>13</b>	45/2017/1029	<b>Land at Greenfield Place, Rhyl</b>	175

## PUBLIC SPEAKER ITEMS

<b>ITEM No 11</b> Page 137	<p><b>Code no.</b> 21/2017/0957</p> <p><b>Location :</b> 4 Bryn Artro Avenue, Llanferres, Mold</p> <p><b>Proposal :</b> Erection of replacement dwelling</p>
<p><b>LOCAL MEMBER:</b> Councillor Martyn Holland</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p><b>Public Speaker: Against – Bob Barton</b></p> <p>-----</p> <p><b>Late representations</b>  <b>Consultees</b>  Llanferres Community Council  "Following the Community Council's response on the 10th November, we would wish to amend our comment as follows:</p> <p>Llanferres Community Council formally objects to Planning Application 21/2017/0957 as it does not meet the requirements of the Residential Development SPG p12 para 6.34 Side Extensions. It fails to provide a 1 metre gap between the proposed Replacement Dwelling and the site boundary, as shown in Figure 4 <i>Maintaining an adequate gap between adjacent properties</i>. The importance of leaving at least a metre at both sides of a development and its site boundary, in order to allow the emergency services room to manoeuvre, should be a key priority."</p> <p><b>Private individuals</b>  In objection, from:</p> <p>Mr. B. Barton, Glan Alyn, Llanferres Road, Llanarmon yn Ial, Mold</p> <p>Summary of land use planning objections:</p> <ul style="list-style-type: none"> <li>- Impact on neighbouring property</li> </ul>	

Report does not refer to the SPG on Residential Development relating to side extensions which requires consideration of overbearing impact on neighbouring property particularly if there are windows in the side elevation of an adjacent house that the extension projects towards / plans clearly shows the gap between the proposed building and the boundary drops to 300mm / there is a need for a 1 metre gap between any development and its site boundary, e.g. to allow the emergency services access and room to manoeuvre.

- Residential Development SPG is a material consideration.

The 300mm gap proposed by the applicant is so far below the recommended standard, this alone is a clear ground for refusing this Planning Application.

**OFFICER NOTE**

For the record, 'Supplementary Planning Guidance Residential Development' should be added to section 3.2 of the report as part of the Relevant Policies and Guidance on this application. The SPG is referred to in the Main Planning Considerations section of the report.

In response to the late representations received, Officers would draw members attention to the precise wording of paragraph 6.34 of the Residential Development SPG:

*“An overbearing impact on the neighbouring property should be prevented, particularly if there are windows in the side elevation of an adjacent house that the extension projects towards. Whilst it is not always possible to achieve in all places, a 1 metre gap should be considered between the extension and the site boundary.”*

In respecting the representations, the 1 metre gap being suggested in the SPG is to address situations where there might be an overbearing impact from new development, not to allow room for emergency services to manoeuvre . In any event, Officers consider that there would be sufficient room for emergency services to manoeuvre to the rear of the property if necessary, as there would be a 950mm gap between the dwelling and the western boundary of the site.

Further, as per the main report, Officers do not consider the proposal would be overbearing in relation to the dwelling at No.2. Factually, the existing dwelling to be replaced is actually on the boundary with No.2 (i.e. closer than the proposed replacement). The previous replacement dwelling application APPROVED in June 2017 by this Committee, proposed a distance of around 400mm to the relevant boundary with No. 2. The current proposal, which would create a distance of 750mm between the 2 storey element of the proposed dwelling and the site boundary (plus a further 3.5 metres to the side wall of the neighbouring dwelling), would not appear overbearing. Other dwellings along Bryn Arthro Avenue have less than one metre between the dwellings and site boundaries – including No.8 which sits on the eastern boundary between that plot and No.6.

<p><b>ITEM No 12</b> Page 155</p>	<p><b>Code no.</b> 23/2016/1218</p> <p><b>Location :</b> Caer Mynydd Caravan Park, Saron, Denbigh</p> <p><b>Proposal :</b> Extension of existing Holiday Park to allow for the siting of 35 Static Holiday Caravans in lieu of 41 Mixed Touring Pitches with the relinquishing of the northern element of the park</p>
---------------------------------------	--

**LOCAL MEMBER:** Councillor Joseph Welch (c )

**OFFICER RECOMMENDATION IS TO GRANT**

**Public Speaker: For – Philip Jones**

-----

## LATE REPRESENTATIONS

### Consultees:

Natural Resources Wales

Advise that the developer will need to follow the foul drainage hierarchy in order for NRW to be clear that the option for connection to public foul sewer has been fully and adequately explored, hence suggest if a permission is to be considered that a condition be attached requiring it to be demonstrated in a scheme to be submitted to and approved in writing by the Local Planning Authority, that for reasons of cost and/or practicability, a main connection is not feasible.

Llanrhaeadr YC Community Council

### Email dated 3<sup>rd</sup> December 2017

“Llanrhaeadr-yng-nghinmeirch Community Council has the following observations in respect of the amended plans/additional information to the above planning application as follows:-

1. The observations made by Llanrhaeadr-yng-nghinmeirch Community Council to the original consultation remains the same (attachment enclosed below dated 29th June 2017).
2. Relinquishing the existing touring site and reinstating it as grassland is welcomed, however, the current proposed development and disregard to planning rules and regulations remains a concern for local residents.
3. Should the planning application be granted then the following pre-commencement conditions be implemented:-
  - A. Removal of the toilet block and return to grassed area.
  - B. No tourist caravans only static caravans for a maximum of 46 weeks per annum.
  - C. No sub-letting of the static caravans.
  - D. No need for the play area as the applicant states the occupiers are for couples.
  - E The sewerage system needs addressing.
  - F. Register of the occupiers must be kept.
  - G. Condition not to use the local health services in particular the local GP's”

### The June 2017 representations are below:

“Llanrhaeadr yng Nghinmeirch Community Council **objects** to this planning application as it contravenes a number of points within PSE 12. The following grounds are the main points:

1. The proposed development is outside the LDP boundary for the hamlet of Saron. Please refer to: ‘Denbighshire Local Development Plan 2006 – 2021, Proposal Maps – LDP, Map 23E.’ Copy of Map attached.
2. A report on the impact on the Welsh Language and Culture is not included. Saron is predominantly an agricultural area and is historically a Welsh speaking hamlet in rural Denbighshire . A Welsh farming community served by a Welsh Chapel and a Class 1 Welsh Language primary school. Denbighshire County Council Planning Guidance notes the following:  
“ In accordance with policy RD 5 ‘The Welsh Language & the Social and Cultural Fabric of Communities’, any development **causing significant harm to the character and language balance of a community** could be refused. Applicants will normally be expected to submit a Community Linguistic Statement for tourism proposals in villages, hamlets or open countryside that have a floor area of 1000m2 or greater. Tourism proposals of 3000m2 or greater must be accompanied by a more detailed Community & Linguistic Impact Assessment. Further guidance is provided in the Council’s adopted SPG ‘Planning & the Welsh Language’ (2014). (Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 7, 7.6).
3. Significant work has already been undertaken at the Caravan site without the necessary environment and ecological surveys. Of particular alarm is the lack of concern for the bio-diversity of the land to which the park has expanded to.  
Denbighshire County Council state the need for:  
“...balancing development with protection of the natural environment....The Denbighshire Local Development Plan (LDP) aims to provide opportunities for sensitive and unobtrusive development of caravan, chalet and

camping sites. The protection of the quality of the environment will be a primary consideration when assessing proposals”

(Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 3, 3.1 & 3.2)

4. Numerous concerns have been raised by residents, to the Community Council, relating to the transportation of static caravans to Caer Mynydd. The complaints relate to unescorted abnormal loads, delays and congestion during busy hours. Residents have complained of narrowly avoiding collision with Heavy Goods Vehicles with a wide load static caravan en route to Caer Mynydd. There are concerns that development requirements relating to Highways are not met.

Denbighshire County Council Planning Guidance notes:

“The protection of the quality of the environment will be a primary consideration when assessing proposals, as will potential impacts on highways and the local community”.

(Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 3, 3.2)

5. Llanrhaeadr Yng Nghinmeirch Community Council have raised concerns about the sustainability and negative impact of the Caer Mynydd Caravan Park on the hamlet with Denbighshire County Council in the past. These concerns include:

- Saron residents complaints about sewage leaking from Caer Mynydd Caravan Park. Most noticeably on the roadside approximately 20 meters from Caer Mynydd Caravan Park entrance.
- Problems with local electricity supply...
- no/slow internet speed during seasonal influxes and weekends
- decreased water pressure during seasonal influxes and weekends

In addition, the Community Council has received complaints by residents about and increasing noise levels; noise levels to the early hours of the morning, inappropriate behaviours by both children and adults, dangerous access and children playing in the road.

With regards to sustainability, Denbighshire County Council state:

“ there may be a need, in some areas, to limit new development due to environmental or amenity impacts. In rural areas, it recognises that tourism-related development ... should be sympathetic in nature and scale to the local environment”.

(Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 4, 4.1)

6. The Community Council believe the works already taken place on the proposed development is currently detrimental to the hamlet of Saron. Saron is a small and peaceful hamlet but is rapidly changing in size and character.

On completion, the development would significantly change the area contravening Policy PSE 12 that states consent should only be given if the character and appearance of the area is maintained.

7. This new development would have a significant negative impact on the local landscape and is not sensitive and respectful of the surrounding environment - most notably on entering the hamlet from Prion and also from Cyffylliog. In relation to static caravans and chalets, Denbighshire County Councils Planning Guidance notes the following:

“They can be intrusive in the landscape and special consideration needs to be given to proposals for new and extended sites.”

(Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 4, 4.2).

“The scale of a development must respect its surrounding environment...Proposals in rural locations must be sensitively developed.”

(Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 6, 7.3).

8. This application proposes to convert touring caravans to statics. Denbighshire County Councils Planning Guidance notes that this should not be permitted:

“The conversion of touring caravan sites to static caravan sites will also not be permitted.”

(Denbighshire County Council, Strategic Planning and Housing, Draft Supplementary Planning Guidance, Caravans, Chalets & Camping, January 2017. Page 10, 9.3).”

## **ADDENDUM REPORT**

The application was subject to a Site Inspection Panel meeting at 9.00am on Wednesday 6<sup>th</sup> December 2017.

In attendance were:

CHAIR – Councillor Joseph Welch

GROUP MEMBERS –

Conservative Group – represented by Councillor Christine Marston

COMMUNITY COUNCIL – Councillor Bari Evans

The Officers present were Ian Weaver and Emer O'Connor (Development Management).

The reason for calling the site panel was to allow opportunity to view the site, and to appreciate issues relating to planning policy for static caravan and touring sites.

At the Site Inspection panel meeting, Members considered the following matters:

1. The basis of the application for the extension of Caer Mynydd Caravan Park, involving the cessation of the use of Caer Mynydd North and the extension of the static site at Caer Mynydd South.
2. Representations on the application.
3. The relevant planning policy applicable to static and touring caravan site applications.

In relation to the matters outlined:

1. The Case Officer outlined the proposals which involved the extension of Caer Mynydd Caravan Park in the fields to the east and south of the existing site. The Site panel walked around both the site at Caer Mynydd North, where it was proposed that the use for touring would cease, and the area to the south where the static units were proposed to be located.
2. The site panel was informed of the basis of comments on the application from private individuals and consultees, including the Highway Officer, Ecologist, NRW and Dwr Cymru. The Highway Officer and Ecologist had raised no objections. The Community Council representative advised on the concerns of the Community Council and local residents.
3. Members were advised of the relevant policy content in the Local Development Plan, which was subsequently discussed alongside other 'other' material considerations such as the landscape impact, amenity issues, long term controls over the occupancy at the site, and the balancing of positive and negative factors.

## **OFFICER NOTES**

Suggested revised condition:

Addition to Condition 7.

The land shall thereafter be used solely for agricultural purposes, and notwithstanding the provisions of all Classes of Parts 4 and 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or uses permitted by the said Classes shall be sited or carried out on the land unless otherwise approved in writing by the Local Planning Authority.

Reason :- In the interest of visual and/ or residential amenity.

Suggested new conditions, to accommodate the comments of Natural Resources Wales:

**PRE-COMMENCEMENT CONDITION**

12. Foul sewage shall be dealt with by means of connection to a mains sewer, unless it can be demonstrated in a scheme to be submitted to and approved in writing by the Local Planning Authority, and for reasons of cost and/or practicability, that a main connection is not feasible.

Reason: To comply with the requirement to assess the feasibility of mains sewer connection in sewered areas

13. In the event that the Local Planning Authority accept that a mains sewer connection is not feasible in relation to condition 12, no caravans shall be permitted to be stationed on the site in accordance with this permission until the written approval of the Local Planning Authority has been obtained to the details of proposals for the disposal of foul drainage and surface water drainage in connection with the development.

The approved scheme shall be completed before any of the caravans are first brought into use.

Reason : To ensure the development is served by satisfactory drainage system.

<b>ITEM No 14</b> Page 187	<b>Code no.</b> 46/2017/0944  <b>Location :</b> Queensland House, The Roe, St Asaph  <b>Proposal :</b> Retention of existing sheds used as a workshop (B1 light industrial use) and for personal use (retrospective application)
-------------------------------	--

**LOCAL MEMBER:** Councillor Peter Scott (c)

**OFFICER RECOMMENDATION IS TO GRANT**

**Public Speaker: For -** Phillip Hellyer

---

**ADDENDUM REPORT**

The application was subject to a Site Inspection Panel meeting at 10.00am on Wednesday 6<sup>th</sup> December 2017.

In attendance were:

CHAIR – Councillor Joseph Welch

LOCAL MEMBER – Councillor Peter Scott

GROUP MEMBERS –

Plaid Cymru Group – Councillor Meirick Lloyd Davies

COMMUNITY COUNCIL – not represented

The Officers present were Ian Weaver and Denise Shaw (Development Management)

The reason for calling the site panel was to allow opportunity to view the buildings on the site, and to appreciate issues relating to the B1 light industrial activities being carried out at the application site.

At the Site Inspection panel meeting, Members considered the following matters:

1. The basis of the application for the retention of the existing 2 no buildings used as a workshops for the manufacture of 'autoglide' beds (B1 light industrial use).
2. The site and its surroundings

3. Representations on the application.
4. Issues arising in relation to the application.

In relation to the matters outlined :

1. The Case Officer outlined the proposals which involved the retention of two workshop buildings used by the applicant for the manufacture of 'autoglide' beds to be installed in campervans and caravans.
2. Members viewed the site from within the rear garden of the property and also inside the workshop buildings to gain a better understanding of the light industrial activities carried out on site. It was noted that this involved metal cutting, drilling and fabrication in one workshop, and wood and material cutting in the other workshop. A finished 'autoglide' bed which had been manufactured at the site was on display. Members also assessed the access to the property off The Roe and viewed the buildings from the cricket field side.
3. There was discussion on the representations received from the St Asaph City Council, which were referred to by the local Member, along with comments from consultees.
4. Some time was spent discussing the potential impacts of the use on the immediate residential neighbours and on the locality in general. Consideration was given to potential controls over the use, including the hours of operation, the frequency and type of deliveries, and the external finish of the workshop buildings.

#### **OFFICER NOTES**

Suggested revised condition:

Condition 5

The hours of operation of the use shall be restricted to between 0800 and 1800 hours Monday – Saturday, and there shall be no operation on Sundays or Bank Holidays. Deliveries shall only be permitted within these hours of operation.

Suggested new condition:

10. The exposed external faces of the blockwork walls of the workshop buildings shall be rendered or painted in accordance with a finish / colour to be agreed in writing by the Local Planning Authority no later than six months from the grant of this permission. The finish/colour agreed shall be retained on the buildings thereafter.

Reason: In the interests of visual amenity.

Suggested new Note to Applicant

The Certificate of Decision relates solely to a submission for planning permission under the Planning Acts and conveys no approvals which may be necessary in relation to the Building Regulations in respect of the building works undertaken on the workshop buildings, or any other consents which may be relevant to the undertaking of industrial processes on the premises.



## OTHER ITEMS

<b>ITEM No 5</b> Page 21	<b>Code no.</b> 01/2017/0901  <b>Location :</b> Denbigh Museum, Grove Road, Denbigh  <b>Proposal :</b> Alterations and extension to form new entrances together with ancillary works including new signage and demolition of external stairs
-----------------------------	--

<b>LOCAL MEMBER:</b> Councillor Gwyneth Kensler (c )  <b>OFFICER RECOMMENDATION IS TO GRANT</b>  -----  <b>No late information</b>
--

<b>ITEM No 6</b> Page 41	<b>Code no.</b> 01/2017/0902  <b>Location ;</b> Denbigh Museum, Grove Road, Denbigh  <b>Proposal :</b> Conservation area consent for the demolition of external stairs
-----------------------------	--

<b>LOCAL MEMBER:</b> Councillor Gwyneth Kensler (c )  <b>OFFICER RECOMMENDATION IS TO GRANT</b>  -----  <b>No late information</b>
--

<b>ITEM No 7</b> Page 59	<b>Code no.</b> 08/2017/0896  <b>Location :</b> Pen Y Dalar, Godrer Coed, Cynwyd, Corwen  <b>Proposal :</b> Erection of 1no. dwelling and associated works
-----------------------------	--

<b>LOCAL MEMBER:</b> Councillor Mabon ap Gwynfor  <b>OFFICER RECOMMENDATION IS TO GRANT</b>  -----  <b>LATE REPRESENTATIONS</b>
---

Consultees:

DENBIGHSHIRE HIGHWAY OFFICER

No objections to the proposal subject to the imposition of conditions to deal with parking areas being retained, and controlling surface water.

OFFICER NOTE

Suggested additional condition:

7. Prior to the occupation of the dwelling hereby permitted details of a surface water drainage scheme, to include measures to prevent the run off of surface water from the site onto Godrer Coed, shall be submitted to and approved in writing by the Local Planning Authority. Only those details subsequently agreed shall be implemented thereafter.

Reason: In the interest of highway safety and to prevent damage to the highway.

Suggested additional note to applicant:

- (i) Highway Supplementary Notes Nos. 1,3,4,5 & 10.
- (ii) New Roads and Street Works Act 1991 – Part N Notice.

**ITEM No 8**

Page 77

**Code no.** 15/2017/0809

**Location :** Land south of and including Parc Farm Caravan Park, Graianrhyd Road, Llanarmon-Yn-Ial

**Proposal :** Variation of condition no. 3 of planning permission code no.15/2011/0651 to allow alternative static caravan units to be sited within the approved extended caravan park

**LOCAL MEMBER:** Councillor Martyn Holland

**OFFICER RECOMMENDATION IS TO GRANT**

-----  
**No late information**

**ITEM No 9**

Page 87

**Code no.** 15/2017/0893

**Location :** Parc Farm Holiday Park, Llanarmon Yn Ial, Mold

**Proposal :** Erection of a boundary wall with inset sign and display area

**LOCAL MEMBER:** Councillor Martyn Holland

**OFFICER RECOMMENDATION IS TO GRANT**

-----  
**No late information**

<b>ITEM No 10</b> Page 101	<b>Code no.</b> 20/2017/0819  <b>Location :</b> Glebe Land Opposite Bron Y Clwyd, Llanfair Dyffryn Clwyd, Ruthin  <b>Proposal :</b> Development of 1.24 ha of land by the erection of a new primary school including external play areas, habitat area, formation of new vehicular access, car parking with drop off area, landscaping, bin store, LPG and sprinkler tanks
-------------------------------	--

**LOCAL MEMBER:** Councillor Hugh Evans

**OFFICER RECOMMENDATION IS TO GRANT**

-----

**LATE REPRESENTATIONS**  
Consultees:

LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL  
“This application was considered by Llanfair D C Community Council at its meeting held on 4 December 2017, the contents of which were noted.”

<b>ITEM No 13</b> Page 175	<b>Code no.</b> 45/2017/1029  <b>Location :</b> Land at, Greenfield Place, Rhyl  <b>Proposal :</b> Variation of condition no. 6 of planning permission code no. 45/2001/0562 to allow a 2 hour free parking period followed by charging
-------------------------------	---

**LOCAL MEMBERS:** Councillors Pat Jones (c ) and Peter Prendergast

**OFFICER RECOMMENDATION IS TO GRANT**

-----

**Late representations**

**Private individuals**  
Representations from:

Mr. G. Rich, Swallows Nest, Bodoryn Fawr, St George, Abergele.

Summary of land use planning representations:

Current planning application to vary Condition 6 (to include for 2 hours free parking) is a much better and reasonable proposal, however 3 hours free parking provides users sufficient time for shopping at the site stores and linked trips /

Objects to this application as it is proposed, but would support if a minimum of 3 hours free parking was offered or made a Condition of any approval, which would be consistent with the adjacent Morrison's car park / new tariff signs have prematurely been installed on site offering 2 hours free parking, before this application has been decided

## **SPECIAL REPORTS**

**ITEM 15 - Page 207**

**REPORT SEEKING A RESOLUTION ON THE PLANNING CONDITIONS TO BE ATTACHED TO PLANNING PERMISSION No. 16/2017/0628**

- **DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND ERECTION OF A REPLACEMENT DWELLING, TYN Y CELYN, LLANBEDR DYFFRYN CLWYD, RUTHIN**

**ITEM 16 - Page 231**

**REPORT INTRODUCING A MEMBER/OFFICER PROTOCOL RELATING TO THE HANDLING OF MAJOR DEVELOPMENT APPLICATIONS**

**ITEM 17 – Page 237**

**REPORT UPDATING MEMBERS ON ISSUES IN RELATION TO THE CONSIDERATION OF PLANNING APPLICATIONS FROM THE PUBLICATION OF TAN 20 : PLANNING AND THE WELSH LANGUAGE**

**ITEM 18 – Page 241**

**REPORT RELATING TO THE ROYAL TOWN PLANNING INSTITUTE (RTPI) WALES PLANNING AWARD 2017**