

To: Chair and Members of the Planning Committee

Date: 28 August 2019

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Dear Councillor

I refer to this agenda for the meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 4 SEPTEMBER 2019** in **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN** and enclose the following report(s).

**Agenda Item
No**

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 16) -

Yours sincerely

G Williams
Head of Legal and Democratic Services

MEMBERSHIP

Councillors

Ellie Chard
Ann Davies
Peter Evans
Alan James
Brian Jones
Huw Jones
Tina Jones
Gwyneth Kensler
Christine Marston

Melvyn Mile
Merfyn Parry
Pete Prendergast
Andrew Thomas
Tony Thomas
Julian Thompson-Hill
Joe Welch
Emrys Wynne
Mark Young

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PLANNING COMMITTEE

Date - 4th September 2019

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. 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
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 - 20)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 – 16)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
15	43/2019/0555	15 Pendre Avenue, Prestatyn	503
7	02/2019/0159	Land at Fron Haul, Llanfwrog, Ruthin	69
8	02/2019/0500	Land off A525 between Ruthin Auction and Brickfield Lane, Ruthin	101
11	25/2018/1216	Bwlch Du, Nantglyn, Denbigh	175
12	25/2018/1217	Bwlch Du, Nantglyn, Denbigh	297

13	43/2018/0750	Land at Mindale Farm, Meliden, Prestatyn	329
14	43/2018/0751	Land at Mindale Farm, Meliden, Prestatyn	437
Other items			
5	02/2018/1108	Land at Y Fron, Mwrog Street, Ruthin	21
6	02/2019/0095	Capel Bryn Seion, Galltegfa, Ruthin	47
9	12/2019/0235	Land adjoining Bryn Banc, Clawddnewydd, Ruthin	135
10	20/2019/0318	Land West of Wrexham Road, Llanfair Dyffryn Clwyd, Ruthin	155
16	45/2019/0337	22 Avondale Drive, Rhyl	521

PUBLIC SPEAKER ITEMS

Item No.15

Page 503

Code No. 43/2019/0555

Location : 15 Pendre Avenue, Prestatyn

Proposal : Erection of single storey rear extension (retrospective application)

LOCAL MEMBERS : Councillors Julian Thompson-Hill (c) and Anton Sampson

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – Emma / Chris Jones

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No additional information

Item No.7

Page 69

Code No. 02/2019/0159

Location : Land at Fron Haul, Llanfwrog, Ruthin

Proposal : Conversion of existing building to chalet, erection of 3 new chalets, with associated construction of roads, creation of pond, installation of drainage and landscape planting

LOCAL MEMBERS : Councillors Emrys Wynne (c), Bobby Feeley and Huw Hilditch-Roberts

OFFICER RECOMMENDATION IS TO REFUSE

Public Speaker: For – Rhys Davies (Agent)

OFFICER NOTES

Suggested revised reason(s) for refusal.

Officers are recommending that the reasons for refusal are revised and linked into a single reason:

1. It is the opinion of the Local Planning Authority that the proposals conflict with key tests of Policy PSE5 of the Denbighshire Local Development Plan, specifically in relation to:
 - test (i) - the proposed chalets are not considered to be appropriate in scale and nature to the location, each being substantial detached buildings of non-traditional design and form in an open countryside location;
 - test (ii) - there is no evidence to demonstrate that there has been investigation of any suitable existing buildings in the locality for conversion or re-use in preference to new build;
 - test (iii) - the business case submitted does not demonstrate there is an overriding market demand for the number and type of accommodation units, why what level of demand exists could not be met in existing premises in the town and locality, or how the development would support the local economy to help sustain local rural communities;The development is considered to be an unjustified and unacceptable extension of development in open countryside, also contrary to advice and guidance in Planning Policy Wales 10, Sections 3.56 and 6.3.3 and Technical Advice 12: Design (2016).

Item No.8

Page 101

Code No. 02/2019/0500

Location : Land off A525 between Ruthin Auction and Brickfield Lane, Ruthin

Proposal : (i) Application for full planning permission for the construction of a foodstore, an employment unit (use class B1/B2/B8) and associated car parking, landscaping, servicing and access, and (ii) Application for outline planning permission for the development of employment units (use class B1/B2/B8) with all matters reserved

LOCAL MEMBERS : Councillors Emrys Wynne (c), Bobby Feeley and Huw Hilditch-Roberts

OFFICER RECOMMENDATION IS TO GRANT
Public Speaker: For – Bryn Richards (for the applicants)

LATE REPRESENTATIONS

Private individuals:

In objection, from:

Miles Young, Director, Martin Robeson Planning practice, 21 Buckingham Street, London WC2N 6EF (on behalf of Tesco Stores Ltd). Two letters which are presented in full in Appendix A & B on the separate yellow coloured sheets. In brief, the letters claim that the main Officer report is deficient in terms of an adequate assessment of relevant planning policy considerations and that the application should be deferred until such time as Officers can provide such detail.

In support, from:

JLL, One Piccadilly Gardens, Manchester, M1 1RG (on behalf of Aldi Stores Ltd). One letter presented in full as Appendix C on the separate yellow coloured sheets. In brief, the letter addresses the specific points made in the letter submitted on behalf of Tesco Stores Ltd. It does not comment on the main Officer report in detail but does confirm that an adequate retail impact assessment has been carried out as part of the application submission and that the main Officer report covers the planning policy issues enabling Committee to make a reasoned determination.

OFFICER NOTES

In noting the late responses on behalf of Tesco Stores Ltd. and Aldi Stores Ltd, Officers would draw Members attention to the following contents of the detailed consultation comments on the application from the Strategic Housing and Planning Policy section, which it is considered demonstrate that due regard has been given to planning policy and guidance in weighing the merits of the application :

'Planning Policy Edition 10, paragraph 1.21, states that "planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise." The adopted plan for the County is the Denbighshire Local Development Plan 2006 – 2021 (LDP) which contains detailed policy on the use of employment land and retail development.

It is noted that the application site is specifically designated for employment use under local policy PSE 2, which supports development proposals falling into the following Use Classes: B1, B2, or B8. Hence there would be no objection with regard to those elements of the proposal that relate to employment development.

Retail development in an 'out of town centre' location is to be assessed against local policy PSE 9. It sets out four distinctive criteria which all must be met in order to be supportive of the proposal:

- (1) The gross area of the retail unit shall not be larger than 500 square metres which the proposed foodstore does exceed considerably. It is however understood that the future business operates from standardised premises; well above a gross area of 500 square metres.*

- (2) *The proposed retailer serves the local area. It is a convenience retailer in close proximity to a concentration of potential customers in a lower growth town.*
- (3) *The application site does not form part of an industrial estate. As set out above, the retail unit would be erected on land designated for employment with existing industrial uses to the north and east, and a farmers market to the south. The applicant sets out the case for allowing the retail element which would provide the urgently-required site access to 'open up' the remaining land for employment use. [See Planning Statement, Chapter 7.2 and paragraph 8.4.2] We are fully aware that the application site has been allocated for employment use since 2002, and there has been a continuous marketing exercise for employment use for more than 5 years. The comments provided by the Economic Business Development Officer on this planning application support the view that there is a need for readily developed business premises in the Ruthin area.*
- (4) *The proposed retail unit does not jeopardise the viability and vitality of town or district centre; essentially assessing the need for retail in the Ruthin, supported by a Retail Impact Assessment. Both elements are dealt with in the supporting Planning Statement, see sections 6.4 – 6.13. These findings are not disputed and indicate no adverse effect on the town centre.*

As set out above, the proposed foodstore element of the application does not comply with all the criteria as set out in LDP policy PSE9 and the employment land designation for the application site. It is primarily the location in an industrial estate. Hence the principal question is whether there are alternative (and viable) means of providing site access of the A525 if the application were to be refused? This is in doubt. The site has been undeveloped since 2002 despite a comprehensive marketing exercise for the site and the need for employment premises in Ruthin as set out by the Economic Business Development Officer in his consultation response. I therefore do not wish to object to the proposal as it would open up the site for new employment premises in the Ruthin area.'

In conclusion, having regard to the late representations received and the response as set out above from the Strategic Housing and Planning Policy section Officers consider that all relevant planning policy considerations have been addressed and the application can be determined as set out in the main report.

Recommended revised wording of condition 11:

11. The phase 1 development of the Aldi store and new road access shall be progressed in accordance with the JLL Local Employment Strategy submitted to the LPA on 3rd September 2019. Further phases of development will be required to provide their own Local Employment Strategy containing details of how the construction/operational phases for the approved employment units and wider site will be progressed. The construction and operational phases shall be progressed in accordance with the subsequently approved Local Employment Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the local economy and to ensure the development contributes to local employment and training objectives.

Item No.11

Page 175

Code No. 25/2018/1216

Location : Bwlch Du, Nantglyn, Denbigh

Proposal : Alterations and rear extension to existing building, demolition of curtilage structure, erection of ancillary building, retention of log cabin (for temporary period), boundary fencing and gates, and provision of on-site parking and turning area

LOCAL MEMBER : Councillor Joseph Welch (c)

OFFICER RECOMMENDATION IS TO REFUSE

Public Speaker: For – Mark Davies

LATE REPRESENTATIONS

- Correspondence from / on behalf of the applicant's solicitors. This consists of two emails introducing additional documents circulated to Committee members, with the request that these are considered in time for the Committee meeting:

First email

This contains:

1. A witness statement by Mr Dean Turner, dated 30th August 2019, containing comment on the condition of the property prior to recent work undertaken on it, and on the accuracy of the Officer report to the July Committee. The statement refers to the presence of concrete floors, repairs to the roof, the presence of window frames and boarding, internal doors, high quality internal pointing and plastering and roof boarding, rendering work on the external walls, the presence of other internal fixtures, and the septic tank. Photographs are included to record the condition of the property. There is reference to photographs from 1961 showing the occupant and the condition of the building, including the limewashing of the external walls.
2. A letter from a Mr E. Pierce, dated 30th August 2019, attesting that the previous owner "... visited Bwlch Du regularly every weekend and stayed in the house until around 2000. It was used as a holiday home by himself and his family and friends."

Second email

This contains information from the solicitors and 3 report documents produced by Mr Peter Jones Hughes dealing with matters specific to the detailing of the proposals and Officer reasons for refusal in the July Committee report

Solicitors' information (7 page document)

This provides a review of the Officers' Supplementary report with commentary on basic principles and detailed comment on the contents of the report with respect to information

referred to by the applicants in respect of the main tests of abandonment. This document is provided in full as Appendix D on separate white sheets.

Reports from Mr Peter Jones Hughes:

- An Outbuilding Report. (7 pages).
This contains revised details of the treatment of the ruined barn footprint which was the subject of a suggested condition on any listed building consent. It argues that the condition requiring that the works to reinstate the walls be completed prior to occupation of the dwelling is unreasonable given it is considered it is already a dwelling and can be occupied when the owners choose to do so, and in any event the priority is to undertake works on the dwelling. A revised plan is submitted detailing the treatment of the outbuilding, which it is suggested obviates the need for condition 3.

- An Ecological report. (6 pages)
This seeks to address the recommended ecological reason for refusal. It refers to the detailed assessment undertaken by the commissioned ecologist indicating no visible evidence of bats, and notes the contents of the ecological assessment in the Brenig Wind Farm application, and the comments of NRW, which suggest the likelihood of the presence of bats is negligible. It considers the information gathered to date is sufficient to conclude that there would be no need for further expensive and time-consuming surveys, and that the information already afforded to the LPA is sufficient and proportional to the likelihood of harming the protected species. It is considered that a licence for a derogation could be issued for Bwlch Du without harm to the protected species in order to allow work on the listed cottage to proceed, and that the tests listed in Regulation 44 of the Conservation [Natural Habitats etc] regulations 1994 can be met in this case.

- A landscape impact report. (11 pages)
This seeks to address the landscape impact reason for refusal, and requests that this be disregarded. The assessment reviews local landscape quality and designations, and the impact of the proposals on the landscape and the setting of the listed building. It suggests the visibility of Bwlch Du is limited to the immediate vicinity. It notes elements of the application are for temporary buildings to be removed from the site in the short term. It is considered other small ancillary buildings are reasonable in relation to a dwelling, and that these are not detrimental to the landscape or the setting of the listed building. In the wider context, it is argued that the local landscape has already been degraded by modern development intrusions (turbines, agricultural building), which are considered to degrade the setting of the listed building.

- Late information from Denbighshire's Ecologist (in response to the abovementioned Ecological Report)
Having reviewed the information, respectfully disagrees with the overall conclusions of the document, and stands by previous comments.
The Ecologist's response seeks to clarify the reasoning for challenging the assessment of Bwlch Du as "negligible" potential to support roosting bats and includes reference to Good Practice Guidelines. The Ecologist does not consider it can be justified to categorise Bwlch Du as having negligible potential to support roosting bats. As the surrounding habitat is of high suitability for commuting and foraging bats, and the report has failed to conclusively show that there are no features suitable to support roosting

bats within the structure. He suggests it should be noted that even a building scored with a low suitability, which may only support individual bats opportunistically, would require further emergence survey as has been requested.

The Ecologist advises that additional emergence surveys undertaken in the spring/summer form part of the good practice guidance for bats, as this is when bats are active, and detecting many species of bats within a structure without using this technique is impossible. This is a standard approach to determine the presence or likely absence of bats. It should be noted that a bat roost is legally protected, even if bats are not present at the time of works.

In addition to the above, the Ecologist refers to previous consultation responses which record that there has still been no submission relating to common reptiles so it is still not possible to determine the impacts on these species or ensure that the proposed development will not result in an offence.

OFFICER NOTES

Members will be aware that consideration of the item was deferred at the July meeting of the Committee following receipt of significant additional information from the applicants' agents, including Counsel advice on the issue of abandonment. The further detailed submissions as summarised above, and in the Appendix, also contain significant additional information, and were received following publication of the Supplementary Report in the main agenda.

Officers do not believe the additional submissions contain information which justify changing the conclusions and recommendations in the Supplementary Report and the original Officer report to the July Committee. Officers have sought Counsel opinion into the various submissions by the applicants and are advised that the contents of the original and supplementary reports to this Committee are sound. Officers feel that there would be no reason to defer determination of the applications again on the basis of further challenge to the assessments and contents of their reports by the applicants. There remains a danger otherwise that the cycle of exchanges of information and deferral to address their contents will continue and frustrate all concerned.

Officers fully appreciate the complexity of the task of weighing what are complex considerations relating to the lawfulness of the residential use of Bwlch Du as part of the determination of a planning application (a matter which Officers have previously sought unsuccessfully to persuade the applicants to resolve through the Certificate of Lawfulness process). Nonetheless, as it is made clear in the legal advice to the Council, it is incumbent on the Committee to make a factual and evaluative judgement on the matter of abandonment, having regard to the legal tests and the evidence submitted.

The Officer recommendation to refuse for the 4 reasons as set out in Appendix A (page 231) of the main report are clear.

Should Committee consider that the residential use has not been abandoned, then it will be necessary to also direct attention to the recommended grounds of refusal numbered 2, 3 and 4 as these deal with separate issues which require evaluation of different considerations.

Item No.12

Page 297

Code No. 25/2018/1217

Location : Bwlch Du, Nantglyn, Denbigh

Proposal : Alterations and rear extension to existing building, and demolition of curtilage structure (Listed Building application)

LOCAL MEMBER: Councillor Joseph Welch (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: For – Mark Davies

LATE REPRESENTATIONS

Members are referred to the late information summary provided in relation to the previous item on the agenda – application 25/2018/1216, as some of this is of relevance to the listed building application.

The main issue of relevance is the Outbuilding Report submitted by the applicant's solicitors, which seeks reconsideration of condition 3 as recommended in the Officer report. The Outbuilding report contains revised details of the treatment of the ruined barn footprint which was the subject of suggested condition 3. It argues that the condition requiring that the works to reinstate the walls be completed prior to occupation of the dwelling is unreasonable given it is considered it is already a dwelling and can be occupied when the owners choose to do so, and in any event the priority is to undertake works on the dwelling. A revised plan is submitted detailing the treatment of the outbuilding, which it is suggested obviates the need for condition 3.

Consultees:

County Conservation Officer

The Officer has advised that with regard to the additional plans detailing the treatment of the derelict outbuilding, it is considered this is acceptable, provided the works are implemented in conjunction with the works on the main building.

OFFICER NOTES

It is recommended that :

- Condition 3 as worded in the report be deleted and replaced with the following condition:
"The proposed works on the treatment of the derelict outbuilding shown on plans ref PJH/12/2019/02 shall be completed no later than 12 months from the completion of the works on the main building."

- Condition 2 be amended to include reference to plans PJH/12/2019/02, received on 2nd September 2019.

Item No.13

Page 329

Code No. 43/2018/0750

Location : Land at Mindale Farm, Meliden, Prestatyn

Proposal : Demolition of existing dwelling and outbuildings, erection of 133 dwellings, construction of internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard/soft landscaping and ancillary works, in association with application 43/2018/0751 for new link road to Ffordd Talargoch (A547)

LOCAL MEMBER : Councillor Peter Evans (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – Bob Paterson

Public Speaker: For – David Manley

LATE REPRESENTATIONS

Private individuals:

In objection, from:

Nic Torpey, 48 Ffordd Ty Newydd, Meliden.

Lee Wilson, 27 Ffordd Gwilym, Meliden

Julie Wilson, 27 Ffordd Gwilym, Meliden

Andrea Tomlin, 58 Nant Hall Road, Prestatyn

Summary of representations:

Flooding impact

Waterlogged land

Ecological impact

Concern over impacts of development on existing wildlife

Highways / road network inadequate.

Additional traffic on congested roads / Poor accident record, risks to pedestrians / additional traffic from other new developments

Infrastructure impacts.

Inadequate provision for schools and related services / Ysgol Melyd will not be able to cope / if new classrooms are needed, these are required immediately

Contamination concerns

Old lead mining history / evidence of contamination

Planning history

No change in circumstance since previous refusals of permission in the area /land should be removed from the development plan.

OFFICER NOTES

The majority of the late comments received echo / repeat the representations summarised in the officer report, and do not raise new issues requiring further comment.

In response to representations over the adequacy of the proposed commuted sum payment towards the improvement / extension of Ysgol Melyd, the Modernising Education Officer has advised:

- Re. the investigation of impact on Ysgol Melyd – Calculations are based on a standardised formula which estimates the number of pupils generated per proposed dwelling and is always based on the most recently published PLASC data (either the September or the January PLASC)
- Re. concern over the adequacy of the commuted sum being sufficient – a standard allocation of funding per pupil is used during the calculation. These sums are based on average cost/m2 data sourced from the Building Cost Information Service.
- Re. questions over whether the extension or remodelling would be completed in sync with the completion of the housing development. – as the school is likely to be under pressure from an early stage the phasing of payments will be discussed with the developer.

Item No.14

Page 437

Code No. 43/2018/0751

Location : Land south west of Ffordd Ty Newydd, off Ffordd Talargoch (A547), Meliden, Prestatyn

Proposal : Construction of new road (approximately 400m in length) from Ffordd Talargoch (A547) to land at Mindale Farm, in association with application 43/2018/0750 for residential development on housing land allocation

LOCAL MEMBER : Councillor Peter Evans (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – Bob Paterson

Public Speaker: For – David Manley

LATE REPRESENTATIONS

Private individuals:

In objection, from:

Gareth Sandilands, Little Mountain Outdoors Ltd, Unit 6, Talargoch Trading Estate, Meliden Road

Dyserth

Andrea Tomlin, 58 Nant Hall Road, Prestatyn

Julie Wilson, 27 Ffordd Gwilym, Meliden

Summary of representations:

Traffic

Meliden Road has heavy traffic and it is difficult to turn into the industrial estate, affecting freight delivery access involving heavy articulated lorries / road is heavily congested and at peak times almost impossible / regularly sees incidents and speeding from turn off from the B5119 & Alt y Craig to the A547 / traffic flow impact would cause chaos with traffic backing up in either direction/ concern for provision of emergency access

Flooding

There has been flash flooding on the A547 road flash flooding / the loss of green land would only increase this issue.

Ecological impact

Concern over impacts of development on existing wildlife

Contamination concerns

Old lead mining history / evidence of contamination

OFFICER NOTES

The majority of the late comments received echo / repeat the representations summarised in the officer report, and do not raise new issues requiring further comment.

OTHER ITEMS

Item No.5

Page 21

Code No. 02/2018/1108

Location : Land at (Part garden of) Y Fron, Mwrog Street, Ruthin

Proposal : Erection of a detached dwelling and alterations to existing vehicular access

LOCAL MEMBERS: Councillors Emrys Wynne (c), Bobby Feeley and Huw-Hilditch Roberts

OFFICER RECOMMENDATION IS TO GRANT

No additional information

Item No.6

Page 47

Code No. 02/2019/0095

Location: Capel Bryn Seion, Galltegefa, Ruthin

Proposal: Change of use of vacant/redundant Chapel to a dwelling, demolition of lean-to store and erection of new lean-to extension and provision of new treatment plant

LOCAL MEMBERS: Councillors Emrys Wynne (c), Bobby Feeley and Huw Hilditch-Roberts

OFFICER RECOMMENDATION IS TO REFUSE

No additional information

Item No.9

Page 135

Code No. 12/2019/0235

Location : Land adjoining Bryn Banc, Clawddnewydd, Ruthin

Proposal : Development of 0.1ha of land by the erection of 2 no. detached dwellings (outline application including access)

LOCAL MEMBER : Councillor Eryl Williams

OFFICER RECOMMENDATION IS TO GRANT

No additional information

Item No.10

Page 155

Code No. 20/2019/0318

Location : Land West of Wrexham Road, Llanfair Dyffryn Clwyd, Ruthin

Proposal : Details of hard and soft landscaping scheme submitted in accordance with Condition 5 of planning permission Code No. 20/2016/1137

LOCAL MEMBER : Councillor Hugh Evans

OFFICER RECOMMENDATION IS TO APPROVE

LATE REPRESENTATIONS

- Information from the applicants:

The applicants consider the request for a new stone wall across the whole length of the boundary with the property Barnfold is totally unjust as the concern is visibility of a new substation building, which would be addressed through the construction of the proposed 2.4m high fence. They have indicated that the cost of a 24 metre long boundary wall of this height would be in the region of £15,000 - £20,000, compared with £2,500 for the fence.

* Correspondence from A. and M. Edwards, Barnfold, Llanfair D.C., Ruthin

This seeks to draw attention to:

- works in progress on the site in relation to the substation building prior to approval of condition 5
- the stress in the SPG on Conservation Areas on the requirement to preserve or enhance the character or appearance of Conservation Areas
- concerns that a wooden fence would not preserve or enhance the character or appearance of the area
- the predominant use of stone on buildings in the Conservation Area, including Barnfold and Crossways.

It is requested that the Committee refuse to approve the wooden fence and require the developers to define the Conservation Boundary with a stone wall.

Item No.16

Page 521

Code No. 45/2019/05337

Location : 22 Avondale Drive, Rhyl

Proposal : Demolition of existing dwelling, erection of 2 detached dwellings, alterations to existing vehicular access and associated works

LOCAL MEMBERS : Councillors Brian Blakely, Brian Jones (c) and Cheryl Williams

OFFICER RECOMMENDATION IS TO GRANT

No additional information