

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in COUNCIL CHAMBER, COUNTY HALL, RUTHIN AND BY VIDEO CONFERENCE on Wednesday, 13 July 2022 at 9.30 am.

PRESENT

Councillors Brian Blakeley, Ellie Chard, Karen Edwards, Gwyneth Ellis, James Elson, Jon Harland, Huw Hilditch-Roberts, Alan James, Delyth Jones, Julie Matthews, Terry Mendies, Raj Metri, Win Mullen-James, Merfyn Parry, Pete Prendergast, Gareth Sandilands, Peter Scott (Vice-Chair), Andrea Tomlin, Elfed Williams and Mark Young (Chair)

Local Members – Councillors Joan Butterfield, Martyn Hogg, Diane King and Barry Mellor.

ALSO PRESENT

Legal Services Manager (RJ), Development Control Manager (PM), Planning Officer (DS), Planning Principal Officer (SS), Flood Risk Engineer (WH), Senior Engineer-Development Control (MP), Zoom Host and Webcast (RTJ), and Committee Administrator (SJ).

Public Speaker - Helen Morgan (Agenda item 5), Tony Ward (Agenda items 6 and 8), Andrew Stuart (Agenda item 9), Alexandra Clay (Agenda item 10) and Eva Walters (Agenda item 10).

The Chair welcomed Robyn Jones – Legal Service Manager (Anglesey County Council). He informed members Mr Jones was there to offer Legal support and guidance for the meeting.

1 APOLOGIES

Apologies were received from Councillor Elfed Williams.

2 DECLARATIONS OF INTEREST

Councillor James Elson declared a personal interest in agenda item 9 – Land off Upper Denbigh Road St. Asaph LL17 0LW, as his stepson lived at the adjoining property to the applicant.

Councillor Ellie Chard declared a personal and prejudicial interest in agenda item 7 – Early Learners Day Nursery 13 Dyserth Road Rhyl LL184DW, as the applicant and one of the staff members at the establishment was known to her.

Councillor Merfyn Parry declared a personal interest in agenda item 5 – Land adjacent to Maes Llan Llandyrnog Denbigh LL16 4HF, as he owned a business in

the area which was run by a tenant. He also informed members he was a member of the Friends of Llandyrnog community shop in the village.

3 URGENT MATTERS AS AGREED BY THE CHAIR

None.

4 MINUTES

The minutes of the Planning Committee held on 15 June 2022 were submitted.

Councillor Andrea Tomlin informed members she had emailed officers with some comments regarding the minutes. Attention was drawn to comments Councillor Tomlin had raised at the meeting including if the application was a retrospective application. At the meeting, Councillor Tomlin had also commented that the properties could allow individuals on the housing register to find suitable accommodation.

The Chair thanked Councillor Tomlin for her comments and for providing officers time to consider her remarks. The comments raised by Councillor Tomlin had been noted.

***RESOLVED** that subject to the above, the minutes of the meeting held on 15 June be approved as a correct record.*

APPLICATIONS FOR PERMISSIONS FOR DEVELOPMENT (ITEMS 5 - 10) -

Applications received requiring determination by the Committee were submitted together with associated documentation. Reference was also made to late supplementary information (blue sheets) received since the publication of the agenda, which contained additional information relating to those applications. In order to accommodate public speaking requests, it was agreed to vary the agenda order of applications accordingly.

5 APPLICATION NO. 18/2021/1260/ PF - LAND ADJACENT TO MAES LLAN, LLANDYRNOG, DENBIGH, LL16 4HF

An application was submitted for the erection of 40 dwellings, construction of a new vehicular access, landscaping and associated works at land adjacent to Maes Llan, Llandyrnog, Denbigh.

Public Speaker –

Mr Emyr Morris (attended virtually) (AGAINST) – Mr Morris stated the development of 40 houses would represent the largest single development in the history of the village adding 10% to housing stock, inhabitants and traffic in the area. He informed members on the day of the site visit the B5429 to the village was closed for road repairs so members in attendance at the site visit would not have witnessed a true representation of the traffic. In his opinion the use of agricultural land for development should firstly meet the needs of local people and take account of

existing local village residents. He stated the current site layout bared little resemblance to what had been proposed in the outlined planning application. The green frontage originally proposed had been removed, this would have kept the development in line with other neighbouring properties. Gone were the proposed bungalows to accommodate those with mobility issues or that might have a need to downsize. He informed members one of the properties would have very limited visibility due to the hedgerow, reduced road width and the curve in the road.

He highlighted the information in the supplementary guidance papers as stating the rear of 14 Maes Llan to side gable of plot 37 with side landing window facing Maes Llan was only 12.4m away less than 41feet the length of a school bus, with number 13 Maes Llan being just 12m. In his opinion any window in this close proximity was not acceptable and below the 15m guidance. He stated he had been informed the building density of the site was not an issue, so he questioned why they had been proposed so close to existing properties.

Travelling surface water from the development from the attenuation pond to a gully on the main road that had existing flooding issues, into a pipe that discharged into a water course that Natural Resource Wales maps illustrated to be of high flood risk was not acceptable. He stated he was concerned that no comments had been received by NRW or Denbighshire's Flood risk officers. He stated on site disposal should be planned for by the use of attenuation cranes and not passed on.

Helen Morgan (FOR) – Informed members she had been brought up in locally in Ruthin. Members heard the applicant was a long established local company that had created huge employment for the area employing over 500 people with 8% being from North Wales. In her opinion the location of the site was appropriate for the new development and was sustainable and fit within the local development plan (LDP). The principle to develop housing on the site was considered to be acceptable. Llandyrnog had been identified as a village within the growth strategy for the LDP, it would therefor meet the local housing needs for the area. The original proposal site has planning permission which exists for 40 houses, this development offered the same number of houses. The proposal had been revised to ensure the development met with the requirements of legislations.

A mixture of 2, 3 and 4 bed houses was proposed a mixture of detached and semi-detached. It was stressed that the highways department had stated the development would not have an unacceptable effect on local highways and the main access complied with standards.

She stressed no objections from the statutory consultees had been received. In her opinion the development represented a positive contribution to the sustainable development within Denbighshire and would give a contribution to the housing need in the area including 4 affordable houses. The development was in line with key principals of planning policies Wales, including local polices that had been adopted in the LDP.

General debate - The Chair thanked both speakers for the comments. The Development Control Manager (DCM) informed members that a number of officers were present to offer additional information for technical queries.

Members were informed the main planning agenda reports are prepared a few weeks prior to the meeting date to enable the papers to be translated and published, officers then produce the supplementary late sheets with any additional information that has been received which were circulated the day before the

meeting. The DCM informed members that occasionally officers would receive very late representations that are submitted after the circulation of the late information. Members heard that a very late representation had been received for this application. The DCM stated the information had been received from Dr James Davies MP. With the agreement of the Chair and committee the DCM verbally presented the information contained within the letter. The DCM read out the letter in full to the Committee which covered issues of the land allocation, density, road safety, distance to existing dwellings, drainage and house types.

The Chair confirmed a site visit had taken place.

Councillor Peter Scott confirmed he had attended the site visit. He informed the committee Highways officers had been present to answer concerns regarding traffic. He was concerned about the proximity of existing houses 13 and 14 and the new proposed property at plot no. 37. He was pleased to note in the additional information the full gable elevation of the proposed property at plot 37 would not be located immediately behind 13 or 14 Maes Llan but half way between the two and was therefore not considered to be overbearing on either property. He believed that if an opaque window was placed it would prevent overlooking into property 13/14.

Councillor Merfyn Parry (Local Member) reminded members that debate about the development of the site had been ongoing for a number of years and encouraged members to read the history of the application included in the papers. He stated he had received various concerns from local residents including highways, visual impact, flood risk and the footpath. He stated he was pleased to note a commuted sum for open space in the village had been proposed. He was also pleased the housing needs had been amended to accommodate the needs of residents.

Councillor Huw Hilditch-Roberts thanked officers for the detailed papers and proposed to grant the application in accordance with officer recommendations. Councillor Peter Scott seconded the proposal to grant.

In response to concerns raised the Senior Engineer- Development Control noted the plot was subject to an extant planning consent for the erection of the same number of dwellings granted in 2016. It was stressed the existing 30 mph speed limit was proposed to be extended by 40 meters beyond the development boundary. A new footway was also proposed linking in to the existing footpath at the site. He confirmed a significant variation to the original scheme was the off street parking for the properties off Gladstone Terrace, vehicles would be accessing driveways over the footway. This parking facility was not uncommon. Members heard there was a footpath along the northern boundary of the site which linked in by the White Horse public house would have improvements such as lighting. The proposed improvements to the footpath and lighting would provide a safe link to the village including the school.

The Flood Risk Engineer confirmed any new development over 100sq meters required approval from the SUDs Approval Body (SAB) an application had been submitted and met all the statutory requirements. Members heard an outstanding matter that would need to be addressed regarding the discharge of the surface water at the site, it required the upgrade of an existing culvert. Proposals to

upgrade that culvert had been submitted which will be subject to adjacent landowners, once that had been achieved there was no reason why the SUDs application could not be approved.

It was highlighted the principal of having a lagoon to aid at times of exceedance events had been included in the proposal. He confirmed the lagoon would remain dry for the majority of the year.

The DCM confirmed a condition for an opaque window at plot 37 was acceptable and could be included with the other suggested conditions. It was highlighted the design of the scheme had been amended from the original design. Officers were satisfied that there was a wide range of properties included in the design of the scheme. New legislations had also led to some of the alterations regarding the design of the scheme.

Proposal – Councillor Huw Hilditch-Roberts proposed the application be **GRANTED** in accordance with officer recommendation, with the inclusion of an additional condition for the use of opaque windows on the first floor of plot 37 be included. This was seconded by Councillor Peter Scott.

Due to technical issues with the voting for remote members there was a 5-minute pause of the meeting. It was decided to do a role call for those members attending remotely.

VOTE:

FOR – (11 votes cast in the Chamber, 5 votes cast via Zoom) - **16**

AGAINST – **0**

ABSTAIN – **1**

***RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers with the additional condition as detailed above.*

6 APPLICATION NO. 45/2021/1248/ PF - THE COASTAL FRONTAGE AT RHYL GOLF CLUB, RHYL COAST ROAD, RHYL

An application was submitted for the development of 5 Ha of land to form Coastal Defence scheme comprising of the formation of flood embankments, ramps, outfall structures and rock armour including landscaping, habitat enhancements, works to existing culverts and associated works ('Central Prestatyn Coastal Defence Scheme') at the coastal frontage at Rhyl Golf Club, Rhyl Coast Road, Rhyl.

Public Speaker (FOR)–

Mr Tony Ward informed members the proposal would be largely funded by Welsh Government's Coastal Risk Management programme. It was designed to protect over 2000 residential and commercial properties in Prestatyn from flooding. It involved the creation of an earth embankment around Rhyl golf course, along with access ramps, outfall structures, rock armour, landscaping and habitat enhancements.

The scheme was required due to the deterioration of the existing defences which were approaching the end of their design life. Without intervention the existing defences were likely to fail within the next 15 years.

The speaker stressed to the committee that there was no alternative scheme if permission should be refused. This was the only viable scheme for this location.

General debate –

Councillor Barry Mellor (Local Member) thanked the public speaker and stressed the application was a continuation of the east ward of Rhyl flood defences. The area had been severely flooded over 3 times. He stressed the devastation the local residents had been through. In his opinion the scheme was very much needed to prevent flooding along the coast. He confirmed the concerns from the residents had been taken into consideration and resolved. He stressed he was supportive of the application and the scheme.

In response to members questions the Flood Risk Engineer confirmed all of the work was on the landward side of the existing defences.

The Planning Officer informed members local concern was not around the principle of the scheme. Residents had raised concerns on the proximity of the embankment to residential properties and concern it would be overbearing and would impact on residential privacy. She confirmed that the concerns had been resolved, the embankment had been realigned to move further away from properties. Included in the late information was further information regarding separation distances illustrating the significant setback between properties and the embankment.

Proposal – Councillor Brian Blakeley proposed the application be granted in accordance with officer recommendation, seconded by Councillor Ellie Chard.

VOTE:

FOR – (18 votes cast in the Chamber, 5 votes cast via Zoom) - **18**

AGAINST – **0**

ABSTAIN – **0**

***RESOLVED** that permission be GRANTED in accordance with officer recommendations as detailed within the report and supplementary papers.*

7 APPLICATION NO. 45/2022/0271/ PF - CENTRAL RHYL COASTAL DEFENCES SCHEME, RHYL

An application was submitted for the construction of coastal protection scheme, incorporating; new sea wall, repair works and engineering operations including scour protection to existing sea wall. Installing new concrete step revetments. Raising and widening of promenade including new and amended accesses, landscaping and associated works. Ecological mitigation and access works at Barkby Beach in line with the Central Rhyl Coastal defence scheme, Rhyl

Public Speaker (FOR)–

Mr Tony Ward informed members that the proposed scheme would be largely funded by Welsh Government grant funding and was designed to significantly reduce flood risk to approximately 550 residential and 45 non-residential properties in Rhyl. This would include protection from flooding caused from a rise in sea level predicted in the next 100 years due to the effects from climate change. The existing flood defences are deteriorating with some aged over 100 years old and if no work was carried out could fail in the next 10-15 years. The scheme would protect and improve the promenade, a valuable tourist asset for Rhyl. It would improve access from the promenade to the beach.

Members heard there were three elements to the scheme.

It was confirmed extensive communication with local businesses had taken place. Two objections had been raised, one from a resident around construction hours of work and one from the SeaQuarium based on animal welfare concerns and the impact on the business. Communication with the SeaQuarium establishment would continue to reach an agreement to mitigate concerns raised.

It was stressed the scheme was essential for the future security of Rhyl.

General debate -

The Development Control Manager (DCM) reminded members to refer to the late supplementary information sheets. Mr Laister, a public speaker against had intended to speak but he has since withdrawn his request. Late representations had been received from Laister Planning Ltd on behalf of the SeaQuarium of Rhyl Limited. 5 points within this representation had been summarised and included in the late information sheets.

Councillor Alan James (Local Member) informed members he was fully in agreement with the proposal. In his opinion it filled the gap between the Splash point end of the promenade and the developed side of the promenade. In his view the scheme was essential to protect the town. Councillor Alan James proposed to grant the application in accordance with officer recommendation. This proposal was seconded by Councillor Win Mullen-James.

Local member Councillor Joan Butterfield stated she was in full support of the scheme and it was essential the authority and residents looked towards the future. The scheme was essential to protect Rhyl.

Councillor Barry Mellor echoed the thoughts of the other local members.

The Flood Risk Engineer informed members that there exists an arrangement between the Council and Crown Estates whereby the Council lease land to the frontage on the promenade. Any changes that will need to take place will be covered under the terms and conditions of the current lease in place.

Proposal –Councillor Alan James proposed the application be granted in accordance with officer recommendation, seconded by Councillor Win Mullen-James.

VOTE:

FOR – (12 votes cast in the Chamber, 5 votes cast via Zoom) - **17**

AGAINST – **0**

ABSTAIN – **0**

***RESOLVED** that permission be GRANTED in accordance with officer recommendations as detailed within the report and supplementary papers.*

At this juncture (10.55 a.m.) there was a 10 minute comfort break.

The meeting reconvened at 11.05 a.m.

8 APPLICATION NO. 46/2021/1161/ PF - LAND OFF UPPER DENBIGH ROAD, ST. ASAPH, LL17 0LW

An application was submitted for the erection of 113 dwellings, construction of a new vehicular access, landscaping and associated works at land off upper Denbigh Road, St Asaph.

Public Speaker –

Mr Stuart Andrew (FOR) – Mr Andrew introduced himself to the committee explaining he was the design and planning director with Castle Green homes. The application was for 130 homes in St Asaph. He reminded members the site of the application was allocated for housing by Denbighshire County Council in the current Local Development Plan. He stated the proposed application was the second half of a wider allocation, the first of which had been partly developed by Pure Residential. The application submitted proposed the full provision of affordable housing and public open space required by the Council's adopted policies. He stated of the 113 dwelling houses proposed, 10 are designated as affordable. As requested by the council strategic planning officers a mix of one bed, two bed and three bed dwellings being made available.

Members heard 2 acres of newly landscaped open space with a new play area would be made available for the public. Also around an acre of existing mature lands will be retained to enhance the space.

He added financial contributions towards off site affordable housing, existing public open space areas, sports facilities and primary school education facilities had been agreed with Denbighshire officers with the payments totalling nearly £250k and to be secured by a legal agreement with the Council.

During the application the applicant had been made aware of an existing issue relating to flooding on upper Denbigh Road. He stated that even though the proposed development would not contribute to the existing flooding issue the applicant had offered to carry out works to improve land drainage adjacent to the adopted highway and area affected at no cost to the authority.

He noted within the report reference to the impact on St Kentigern Hospice, he highlighted the hospice had previously corresponded with the Council in support of this application. He confirmed following negotiations with the hospice it had been agreed to set aside part of the development to create an extension to the existing hospice garden.

Confirmation was provided that the application had been considered by all the necessary statutory consultees and council officers with the conclusion that the application creates no adverse impact to existing local visual and residential amenities. Matters relating to ecology would be resolved to a satisfactory standard

of the council's ecology officer. The proposed highways and drainage works were considered acceptable and all policy requirements had been met. Mr Andrew thanked members for the time and consideration of the application.

General debate –

The Chair informed the committee a site visit had taken place. Councillor Peter Scott who had been in attendance at the site visit confirmed the site visit had been informative. He informed members the City Council had previously written a letter in objection, following the site visit the concerns originally raised by the City Council had been mitigated. He was pleased to see improvements to access to the site and new footpaths along the A525 had been proposed which the City Council was in support of. The work at the hospice was pleasing. He stressed the land drainage proposed at the site would be beneficial to local residents.

Councillor Martyn Hogg (Local Member) had also attended the site visit. He informed members that he had great support from planning officers to understand and look at the objections that had been raised by the City Council. In his opinion he felt the applicant had met the objections well and responded to them all. He suggested that the Planning Committee feedback to the Strategic Planning group about information that is available for the public around the Local Development Plan to make it easier for local residents to understand what is included in the plan. The Chair confirmed he would relay the points raised to the group.

Members raised concerns that some of the existing hedgerow and trees would be removed during the construction of the development. It was hoped the existing trees if possible could be incorporated in the plans. The Planning Officer confirmed the plan had been revised to try and maintain as much of the hedgerow and trees as possible. Discussions to use the felled wood to create a deadwood habitat at the site had taken place. A comprehensive landscaping and ecology plan with planting had been provided, this included the planting of new trees and shrubs. The authority's ecologist was happy that the plans included enough trees and hedgerow.

The Senior Engineer- Highways Development Control officer provided further detail on the highways assessment of the application. He noted he had read and understood the objections and concerns of the application. He confirmed a detailed transport assessment had been completed. The access for the proposed site would be a right turn lane. It won't affect the free flow of traffic. The moving of street lighting and 30 mile per hour signage towards Trefnant would be worked on. All the details would be included in a legal agreement with the applicant with a bond to complete the works agreed. Officers had also requested a link to the railway line to the east to future proof any right of way. Members heard officers had asked for a footpath to be included at the site alongside the A525 from the country lane linking into the site access for pedestrians.

The Flood Risk Engineer confirmed developments over 100sq metres require SUDS approval. He confirmed the developers had submitted a SUDS application. As part of that application were proposals for improvements to the existing land drainage.

Members noted the lack of response from Natural Resource Wales (NRW). In response, officers confirmed NRW had been consulted throughout the process. They requested a great crested newt survey to be carried out. Members heard a newt survey had to be carried out between March- May. Confirmation that the applicant had conducted the requested surveys was provided. Officers had re-consulted NRW but due to committee deadlines they were yet to have a response to include on the agenda. Included on the supplementary notes was the response from NRW, confirming the surveys completed were satisfactory but had included some conditions.

It was stressed the importance of communication between local members and residents throughout the process. The DCM stressed the importance of a good working relationship with communities and potential developers.

Members heard that officers would discuss with the developer the timing of the delivery of the open space proposed at the St Kentigern Hospice. It would be conducted at the most appropriate time to do so. The DCM confirmed he would discuss with the applicant if successful and include Councillor Martyn Hogg as local member.

Members were pleased to note the commuted sums towards primary school education. Praise was given to the extensive work from officers. Members were pleased to see the positive working relationship between officers and the developer.

Proposal – Councillor Huw Hilditch-Roberts proposed the application be granted in accordance with officer recommendation, seconded by Councillor Peter Scott.

VOTE:

FOR – (12 votes cast in the Chamber, 5 votes cast via Zoom) - **17**

AGAINST – **0**

ABSTAIN – **0**

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

9 APPLICATION NO. 47/2022/0239/ PF - BODLONFA LODGE, RHUALLT, ST. ASAPH

An application was submitted for the erection of extension and alterations to dwelling at Bodlonfa Lodge, Rhualt, St Asaph.

Proposal – Councillor Huw Hilditch-Roberts proposed to request a deferral on this agenda item. It was felt a site visit would allow members additional information to make an informed decision.

The Development Control Manager reminded members that a pre-planning committee site visit could be requested. It was highlighted that the next meeting of the committee was not scheduled to take place until September. The applicant can

appeal against non-determination of a planning application if the determination period exceeded 8 weeks.

Clarification was provided for members when voting for deferral.

VOTE:

FOR – (6 votes cast in the Chamber, 5 votes cast via Zoom) - **11**

AGAINST – **6**

ABSTAIN – 0

***RESOLVED** that the application for the erection and alterations to dwelling at Bodlonfa Lodge, Rhualt, St Asaph be deferred to a future meeting for the reasons set out by Councillor Huw Hilditch-Roberts above.*

10 APPLICATION NO. 45/2022/0226/ PS - EARLY LEARNERS DAY NURSERY, 13 DYSERTH ROAD, RHYL LL184DW

At this juncture Councillor Ellie Chard left the meeting as she had declared a personal and prejudicial interest in the agenda item.

An application was submitted for a Variation of Condition 2 of planning permission 45/2010/0171/PF to read no more than 43 children shall be accommodated at the Children's day nursery at any one time at Early Learners Day Nursery, 13 Dyserth Road, Rhyl.

Local Member Councillor Pete Prendergast informed members the nursery had been in place for over 40 years before that it had been a small grocery shop. Previous restriction on the number of children attending the nursery had been implemented mainly due to concerns raised around traffic at the site. He informed members that, to date, there had only been one recorded accident, which happened outside of the nursery's operating hours.

The local member thanked officers for monitoring the traffic at the site to obtain findings for members. He stated that a large number of users of the nursery walked to the premises and the highest amount of cars at the site observed had been two. Councillor Diane King echoed the thoughts of Councillor Prendergast.

Councillor Pete Prendergast proposed to grant the application in accordance with officer recommendations.

The Chair confirmed a site visit had taken place. Details of who had been in attendance had been provided. It was noted that Councillor Pete Prendergast had been in attendance representing the Labour group.

Councillor Peter Scott informed members he had attended the site visit and was happy to support the Local members and support the application.

Members asked for clarification if the building had been extended or altered to accommodate the application for extra provisions at the site. Councillor Peter Prendergast stated the first floor of the site had been expanded to be used as facilities for the nursery, meaning the whole site would be used for the nursery provision if agreed by the Committee.

The Development Control Manager (DCM) confirmed the building had been physically extended previously. He confirmed the use of the site had planning permission to be used as a day nursery both on the ground floor and first floor. This application would allow the applicant to expand the facilities to the first floor, no proposal to physically change the building had been included in the application.

Members raised concerns that on occasion minor incidents had happened at the site but may not have been reported. It was asked if traffic officers had been in attendance to observe at the busier times such as first thing in the morning and later in the day. The Senior Engineer- Highways Development Control confirmed the case officer had attended the site at drop off times and pick up times. He confirmed no issues had been witnessed. He stressed there had been no reported incidents at the site in over 12 years. In his opinion there was no clear evidence to refuse on highway grounds.

Members heard from the DCM the physical space in a building for the number of children to be accommodated in a childcare facility was included in separate guidance and legislation. It fell under the Care Standards Inspectorate for Wales who would ensure there was enough space for the additional children. Members thought the CSIW would have completed full investigations on the space and numbers to accept the application. Officers confirmed the CSIW were content with the proposal.

Proposal – Councillor Pete Prendergast proposed that the application be granted in accordance with officer recommendation with the inclusion of a note to the applicant, seconded by Councillor Peter Scott.

VOTE:

FOR – (9 votes cast in the Chamber, 4 votes cast via Zoom) - **13**

AGAINST – **3**

ABSTAIN – **0**

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as detailed in the report.

The meeting concluded at 11.55 a.m.