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## PLANNING COMMITTEE 5/11/18

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**Present:**                    **Councillor Elwyn Edwards – Chair**  
                                     **Councillor Eric M. Jones - Vice-chair**

**Councillors:** Stephen Churchman, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Gareth A. Roberts, Cemlyn Williams, Eirwyn Williams, Gruffydd Williams and Owain Williams.

**Others invited:** Councillors Gareth W. Griffith, Dewi W. Roberts and Elfed Williams (Local Members).

**Also in attendance:** Gareth Jones (Senior Planning Service Manager), Cara Owen (Planning Manager), Idwal Williams (Senior Development Control Officer), Dafydd Gareth Jones (Senior Planning Officer - Minerals and Waste - for item 5.2 on the agenda), Gareth Roberts (Senior Manager Traffic Development Control), Rhun ap Gareth (Senior Solicitor), Iwan Evans (Legal Service Manager / Monitoring Officer - for item 5.1 on the agenda) and Bethan Adams (Member Support Officer).

**Apologies:** Councillor Catrin Wager and Councillor Aled Evans (Local Member) .

### 1. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

(a) The following members declared a personal interest in the following items for the reasons noted:

- Councillor Gruffydd Williams, in relation to item 5.3 on the agenda (planning application number C18/0249/41/MG) as his partner had a housing estate opposite the site of the application.
- Councillor Owain Williams, in relation to item 5.3 on the agenda (planning application number C18/0249/41/MG), as a relative of his owned land opposite the site of the application.
- Councillor Berwyn Parry Jones, in relation to item 5.4 on the agenda (planning application number C18/0780/20/LL) as one of the residents of Llanfair Hall was a friend of his.

The Members were of the opinion that they were prejudicial interests, and withdrew from the Chamber during the discussion on the items noted.

(b) The Senior Solicitor declared a personal interest in item 5.1 on the agenda (planning application number C18/0796/11/R3) as his parents in law lived opposite the site.

The officer was of the opinion that it was a prejudicial interest and he left the Chamber during the discussion on the application.

(c) The following members declared that they were local members in relation to the items noted:

- Councillor Huw G. Wyn Jones (a member of this Planning Committee), for item 5.2 on the agenda (planning application number C17/1086/11/LL);
- Councillor Gareth W. Griffith (not a member of this Planning Committee), in relation to item 5.4 on the agenda (planning application number C18/0780/20/LL);
- Councillor Elfed Williams (not a member of this Planning Committee), in item 5.5 on the agenda (planning application number C18/0640/18/LL);

- Councillor Dewi W. Roberts (not a member of this Planning Committee), in relation to item 5.6 on the agenda (planning application number C18/0718/39/LL);

The Members withdrew to the other side of the Chamber during the discussion on the applications in question and did not vote on these matters.

## 2. MINUTES

The Chair signed the minutes of the previous meeting of this Committee, that held on 15 October 2018, as a true record.

## 3. PLANNING APPLICATIONS

The Committee considered the following applications for development.

Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

### RESOLVED

#### 1. Application No. C18/0796/11/R3 – Ysgol y Garnedd, Penrhosgarnedd, Bangor.

Demolish the existing primary school and construct a new primary school in its place including new access roads, playing fields and ancillary works.

- (a) The Planning Manager elaborated on the background to this application, stating that his application involved the construction of a new school for 420 pupils to replace the existing building of Ysgol y Garnedd, Penrhosgarnedd, which had capacity for 210 pupils. Some members had visited the site prior to the meeting.

Attention was drawn to the additional observations that had been received.

It was noted, in considering that the proposal derived from the shortage of school places available in Bangor and the need that had been identified by the Education Authority to provide more school places in the Penrhosgrnedd area, it was believed that the scale of this development was appropriate for its location and that developing a school on this site was acceptable in principle.

It was explained that the proposal to demolish and re-construct the existing school did not reach the threshold for submitting a Welsh Language impact assessment. Furthermore, it was explained that Policy PS1 of the Joint Local Development Plan (JLDP) did not require a land use impact assessment for this type of development, because the Plan incorporated several mitigating measures for development through individual policies.

Several objections were received during the consultation process by the residents of Penrhos Avenue, which is intended to be used as an entrance for construction traffic as the site is developed, in which concern about issues such as noise, dust and pollution were mentioned. It was stated that these matters could be overcome and managed in an acceptable manner by securing appropriate work methods through planning conditions and by agreeing on a Construction Methodology Management Statement before commencing the development.

It was noted that the Transportation Unit had no objection to the proposal but it did recommend ensuring that the vehicular access, footpaths and the entire parking provision be completed before the new school opened. It was noted that the plans would assist in promoting alternative modes of transport and that it also corresponded to the objective of the Active Travel Act (Wales) 2013. It was further stated that several conditions were

recommended, including road improvements to include appropriate measures to reduce the speed of traffic along Penrhos Road, and a condition to manage the movement of construction traffic at specific times during the day.

It was noted that information had been received that the path from the car park to Penrhos Avenue would be closed during the construction period as would the path along Penrhos Avenue, because of local safety concerns. Furthermore, the path leading around Ysgol Friars playing fields would be opened after the first three months, once the path had been secured and the alternative path would, thus, be connected to the other footpaths. It was noted, once the development has been completed, the pathways would be reopened. It was explained that Public Footpath 25 Bangor Community crossed the site and the planning application included the right to divert the path officially to follow the route of an unofficial footpath which had already been created around the Ysgol Friars playing fields. This unofficial path was owned by the Council and had a tarmac surface.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) It was proposed and seconded to approve the application.

During the ensuing discussion, the following main observations were noted by members:

- Should the application be approved, concern regarding the control of conditions. Could the Committee be updated once conditions are released?
- Concern that the proposal would lead to the closure of two other schools and that doubling the number of pupils would have an impact on the Welsh Language, considering that 20% of Ysgol y Garnedd pupils spoke English on the yard. This proposal would not help the Welsh Government's target of one million Welsh speakers;
- That a language impact assessment was vital for schools and attention should be given to the matter;
- Could approving the application affect the future of other schools? Kirsty Williams AM, Cabinet Secretary for Education, supported keeping schools open rather than closures;
- That Ysgol y Garnedd was a Welsh-medium school that needed a new building. Although closing other schools was not a planning matter, schools' re-structure in the Groeslon area had had an impact on the two nearby villages;
- This application was for a new purpose-built building for Ysgol y Garnedd;
- Ysgol y Garnedd had needed a new school for years and Ysgol Babanod Coedmawr was deteriorating and children were already being sent to Ysgol y Garnedd. Welcomed the proposal, noting that there was little land available within the City of Bangor for building a new school. Certain that many people in Bangor were supportive of the proposal;
- Comments made in relation to the impact on the Welsh Language should be passed on to the Education Department.

- (ch) In response to the above observations, the officers noted that:

- The recommended conditions were elementary for such a development. The Committee would not be updated when conditions were released on the planning permission but members could get in touch for an update;
- It was a planning application that was being considered and it was not a requirement to submit a language impact assessment as part of the application. The impact on the Welsh Language would be given attention under the schools organisation procedure, which was a separate process to planning;

- That circulars for the schools organisation procedure stated the need to pay attention to the effect on the language under the schools organisation procedure. The need for a language assessment was not being undermined but this would be addressed and considered in detail under a different procedure;
- The proposal to close the schools in question had already been the subject of a statutory notice and it would be considered by the Cabinet in its meeting on 6 November. The planning procedure and the cabinet procedure were separate and approving this application would not mean that the Cabinet would agree to a statutory notice.

(d) In accordance with the Procedural Rules, the following vote **to approve the application** was recorded:

**In favour of the proposal to approve the application (9):** Councillors Stephen Churchman, Elwyn Edwards, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Edgar Wyn Owen, Cemlyn Williams and Eirwyn Williams.

**Against the proposal to approve the application (5):** Councillors Eric M Jones, Dilwyn Lloyd, Gareth A. Roberts, Gruffydd Williams and Owain Williams.

**Abstaining: (0)**

**RESOLVED - to delegate powers to the Senior Planning Manager to approve the application, subject to receiving favourable observations from the Public Protection Unit and a positive outcome to the process of consulting on the public footpath diversion. The following conditions should also be included:-**

1. Time - (five years)
2. In accordance with the plans
3. Agree on materials and final colours
4. Transport conditions
5. Welsh Water Condition
6. Submit and agree on a detailed Environmental Construction Method Statement - the Statement will include a Waste Management Plan for the period when the site is being developed.
7. Submit and approve a Detailed Landscaping Plan
8. Submit and approve a detailed Ecological Mitigating Plan.
9. Must adhere to the Ecological Survey recommendations
10. Must strictly adhere to the recommendations of the Trees Report
11. Before the new school becomes operational a Demolition Plan must be submitted and agreed for the existing school that will include a timetable for the demolition work, restoring the land and landscaping along with a timetable for an additional bat survey that will be completed prior to the demolition work.
12. Working hours restrictions during the construction phase (to be agreed with the Transportation Unit and the Public Protection Service)
13. Any other additional conditions required by the Public Protection Service
14. Agree on treatment of the boundaries
15. Water and Environment Unit Condition

**Notes**

1. Welsh Water
2. Natural Resources Wales
3. Highways
4. Footpaths Unit
5. Water and Environment Unit

## 2. Application Number C17/1086/11/LL - Former Dickies Boat Yard, Beach Road, Bangor, Gwynedd

Application under Section 73 to vary condition 2 on permission number C15/1081/11/LL to extend the timescale to complete the development in accordance with the application's plans (additional information was presented to vary condition 3 to facilitate the cut and fill operations).

- (a) The Senior Minerals and Waste Planning Officer elaborated on the background to the application, noting that the application had been deferred at the meeting of the Committee held on 19 March 2018 in order to investigate matters involving fully managing Japanese knotweed before further work could be commenced on installing the stone sea defence materials.

It was noted, following discussions, that a consensus was reached on a plan that satisfied the Planning Service, the Public Protection Service and Natural Resources Wales to treat and manage Japanese knotweed. It was explained that the intention was to spray the plant over a period of at least two years with two treatments every season. This work had to be carried out before any further development took place on the site.

Attention was drawn to the additional observations that had been received.

Consideration had been given to birds in the bay, the sturdiness of the land and the effect the work would have on the land along with traffic management measures. It was noted that several conditions were recommended that dealt with all the considerations, such as biodiversity and the amenities of nearby residents.

It was explained that the applicant anticipated that the work of installing the rip-rap material around the site would take approximately 3 to 4 months with the removal of approximately 25 loads per day. It was noted that this would lend stability to the site.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) The local member (a member of the Planning Committee) made the following main points:-
- Nothing had been done to treat the Japanese knotweed on the site since the application was discussed at the Committee on 19 March;
  - It was only very recently that Natural Resources Wales had agreed to the proposal;
  - If the Japanese knotweed were treated at this time of year it would be ineffective;
  - Getting rid of Japanese knotweed from the site would take years, the plant was on the periphery of the site where it is intended to install the rip-rap;
  - Referred to a letter from the Public Protection Unit. Clear that the Unit had concerns about work going ahead without having eradicated the Japanese knotweed;
  - If the application were approved, requested that a condition for the rip-rap work not to proceed until the Japanese knotweed had been eradicated or treated at least three times;
  - Asked on behalf of residents to amend the approved working hours to exclude Saturdays and Sundays, to reduce the effect the work would have on them.
- (c) In response to the observations of the local member, the Senior Planning Officer - Minerals and Waste noted that condition 21 stated that the applicant would have to demonstrate that the Japanese knotweed had been eradicated from the site before proceeding with the development. In terms of Saturday working, that the work times had been restricted to an hour and a half on either side of high tide. He noted that removing Saturday as a working day would mean that the work would take more than three to four months.

(ch) It was proposed and seconded to approve the application.

An amendment to amend the working hours was proposed with the withdrawal of Saturdays. The amendment was seconded.

During the ensuing discussion, the following main observations were noted by members:

- Why had the applicant not commenced the work?
- Further information should be provided about contaminants in the land before work commences;
- Two years had elapsed since the original application was approved and this was an application to extend the permission. There was a real need to treat the Japanese knotweed.

(ch) In response to the above observations, the officers noted that:

- It was important to agree the methodology in accordance with Welsh Government requirements. The insistence was on using spraying methodology over a period of at least two years to deal with the Japanese knotweed. The original proposal to screen the material would have had a greater impact on residential amenities;
- In accordance with the original application, the land was covered with slate waste because of concerns, at the time, of airborne emissions. As regards the concerns about leachate, the applicant would submit water samples to the Public Protection Service and Natural Resources Wales. Either there was no risk of polluting the environment or the risk was low. The constitution and contamination of the land had been thoroughly examined;
- The applicant was required to submit an application detailing the steps to be taken to deal with the Japanese knotweed. The applicant had missed the opportunity to begin the spraying work this season. The work would, therefore, commence next year.

**RESOLVED to authorise the Senior Planning and Public Protection Service Manager to approve the application subject to a range of conditions as follows, and, where noted, to submit specific information in accordance with the conditions prior to the commencement of the development:**

- **Commence the development within five years,**
- **Temporary operations involving the full implementation of the cut and fill scheme and import of 7,500 tonnes of stone to be implemented within a nine-month time-scale of the date of notification to the Local Planning Authority,**
- **Permitted operations and compliance with submitted Details / Plans;**
- **Transport of materials restricted to 150 tonnes a day, between 08.00 and 17.00 Monday to Friday, or a total of eight loads a day;**
- **Before the commencement of the development, the Regeneration and After care plan for the site would be submitted for approval by the Local Planning Authority and will include a provision for improving biodiversity. Restoration to commence within 3 years of the completion of operations involving the installation of rip-rap unless further planning permission is granted,**
- **Mitigation measures to reduce the impact on redshank, rock pipit and other features of local biodiversity interest, including:**
  - **Prohibiting construction/dumping work one hour before and one hour after high tide between September and March i.e. a no work period of 3 hours encompassing high tide,**
  - **Monitoring surveys should be undertaken during the construction period to check that birds are continuing to use the site and that measures to minimise disturbance are being implemented successfully,**
  - **applicants to produce and operate a detailed work schedule detailing the daily restricted work times encompassing high tide as stated in the condition**

- Removal of surplus civil engineering equipment, structures and plant machinery upon completion of the development,
  - Control dust released and provide wheel washing equipment on site as a planning condition,
  - Use restricted to the disposal of stones
  - Detailed design of the stones, maximum size of stone to be used and any future maintenance requirements to be in accordance with the details previously approved under a condition
  - Pollution Control, site monitoring and ecological mitigation measures to be implemented in accordance with the Construction Environment Management Plan to be submitted for approval by the local Planning Authority prior to the commencement of the development to ensure good practice and mitigation measures have been established to protect the aquatic environment, including: working conditions on the site and measures to control environmental impacts such as HGV movements, wheel washing facilities, vehicle sheeting, safe storage areas, air quality, working hours, noise/vibration, waste and pollution control. Also, monitor potential run-off from silt and waste materials to mitigate for the potential environmental impact of the development and spill procedures
  - The applicant to undertake a water sampling and analysis plan during the period of the development to discover whether any pollutants are present in any leachate
  - Fuel or lubricants to be stored in a location to be agreed in writing with the Local Planning Authority. Bunding to be at least 110% of the fuel tank capacity.
  - Before the commencement of the development on the site, evidence will be submitted for approval by the Local Planning Authority to confirm that the Japanese knotweed treatment programme has been successful and that an independent consultant confirms that all invasive plant matter has been eradicated. The amended plan requires that the contractor continue to inspect the land for any regrowth for a 10 year period and provides any photographic and monitoring documentation, any remedial work to eradicate any regrowth and any case of Japanese knotweed in the vicinity of the site.
  - The use made of on-track plant on site should be restricted as much as possible, until the areas containing Japanese knotweed have been cleared or separated. If it is deemed necessary to use on-track plant in areas where Japanese knotweed is present, a geo-textile layer must be used as a surface upon which vehicles may travel.
  - Note to the applicant referring to the consultation response of Natural Resources Wales, Gwynedd Council Flood Risk Management and Coastal Erosion Service, and the location of Welsh Water equipment that require safe access at all times
  - Note to applicant that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.
  - Note to applicant that the application has been assessed in accordance with the seven sustainability goals of the Well-being of Future Generations Act (Wales) 2015.
3. **Application Number C18/0249/41/MG – Madryn Arms, Chwillog, Pwllheli**

Reserved matters application to erect 15 residential dwellings to include five affordable units approved as an outline application under reference C14/0061/41/AM.

- (a) The Planning Manager expanded on the background to the application noting that the proposal involved a reserved matters application to include layout, scale, appearance and landscaping of the site. It was noted that the proposal would provide one two-bedroom affordable bungalow, 11 terraced and semi-detached houses with three-bedrooms (four of these affordable) and three detached, four-bedroom houses in accordance with the outline planning permission.

It was highlighted that the original plans submitted proposed a plain design without any local features. The amended plans proposed a design that was considered to be better than the

original plans, and it was not considered that the proposal could now be refused on the grounds of its design only.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

**RESOLVED to approve the application.**

Condition:  
External finish.

**4. Application Number C18/0780/20/LL – Fferm Plas Llanfair, Caernarfon Road, Y Felinheli**

Siting of four seasonal holiday accommodation units in the form of shepherds' huts together with a shower hut (amended application from that refused under reference C18/0393/20/LL).

- (a) The Senior Development Control Officer elaborated on the background to the application and noted that the application had been deferred at the Committee meeting held on 15 October 2018 in order to undertake a site visit. Some members had visited the site prior to the meeting.

It was noted that the proposal was not acceptable in principle based on its location, scale and detrimental impact on the amenities of the local area.

It was explained that the application site was located in the corner of an open field on the coast near the banks of the Menai Strait. It was noted that despite the surrounding area not being recognised or designated a special landscape it was believed that the proposal would have a detrimental impact on the character and feel of the local landscape/park land as it would create an intrusive development in a rural landscape.

It was recommended to refuse the application on the grounds of the detrimental impact on visual amenities and the detrimental impact of the proposed development on residential and general amenities of nearby residents.

- (b) Exercising her right to speak, an objector noted the following main points:-
- That she represented a group of seven houses at Llanfair Hall;
  - The location of the units had been moved a little from the location on the original application but that they would continue to be a blot on the open landscape;
  - The proposal would have an impact on wildlife and biodiversity;
  - Concern regarding the impact on the tranquillity of the area;
  - Concern about its impact on the Anglesey Area of Outstanding Natural Beauty;
  - Approving the application would set a precedent for such developments on the banks of the Menai Strait.
- (c) The local member (not a member of this Planning Committee) noted the following main points:-
- That he had supported the application at the previous meeting and that he remained supportive of the application;
  - The residents of Llanfair Hall had contacted him for the first time on the morning of the meeting;
  - The development would be located approximately 130 metres away from the houses;
  - The units were seasonal and would be removed;
  - The proposal complied with tourism and economic policies;
  - The units would be screened by the trees and would not have an impact on the residents;



- The Transportation Unit did not object to the proposal;
- Understood that the house closest to the development was a second home;
- Asked the Committee to accept that which the applicant had stated at the previous meeting and to support local people.

(ch) It was proposed and seconded to refuse the application.

During the ensuing discussion, members noted the following main observations:

- Although they sympathised with the applicant, the development was in the wrong location. The applicant should discuss with the officers whether there was a better location on their land that was less visible;
- Concern about the impact of the development on a nearby house, the fact that it was a second home was irrelevant;
- A higher hedge would affect the view;
- Appreciated having the site visit where the proximity to the first house could be seen. Liked the shepherd huts, a shame that the plans could not be amended rather than refuse the application;
- If the applicant were to discuss with officers, it would not be impossible for such an application to be acceptable.

**RESOLVED to refuse the application.**

Reasons:

1. The proposed development is contrary to the requirements of Policy TWR5, PCYFF3, PS14 and AMG 3 of the Anglesey and Gwynedd Joint Local Development Plan (2017) together with Supplementary Planning Guidance: Holiday Accommodation as it would create an obtrusive development at the expense of safeguarding the visual amenities of the local landscape.
2. The proposed development is contrary to the requirements of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (2017) as it would have a detrimental impact on the residential and general amenities of nearby residents on the grounds of noise disturbance and would be an oppressive development. The development is also contrary to national guidance contained in Planning Policy Wales (2017), NCT 13 Tourism and NCT 23 Economic Development, which state that harm to residential amenities should be avoided, and that economic developments should be guided to the most appropriate locations.

**5. Application Number C18/0640/18/LL – The Bull Inn, High Street, Deiniolen**

Change of use of former public house into holiday accommodation.

- (a) The Planning Manager noted that officers had noticed the need for the applicant to submit a business plan and that the applicant was not at fault in any way. It was noted that a business plan had been received on 2 November. A request was, therefore, made to defer the application in order that the officers could consult on the business plan and consider it as part of the assessment.

**RESOLVED to defer the application.**

**6. Application Number C18/0718/39/LL - Land adjacent to Tŷ Adda, Abersoch, Pwllheli**

Amend condition 2 on planning permission C17/1161/39/LL in order to amend the balcony depth from 1.5 metres to 2.5 metres.

- (a) The Planning Manager elaborated on the background to the application, stating that the proposed balcony was situated approximately 18 metres from the nearest residential dwelling and the house would also be at an angle compared with the location of the surrounding houses that would avoid direct overlooking into any house. Nevertheless, the potential of overlooking into adjacent private gardens had to be considered but, in this case, it was considered that the distance between the new house and the nearby houses and their gardens prevented this from occurring at a level that would be considered unacceptable. It was noted that the proposal was unlikely to harm the amenities of nearby residents.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) Exercising his right to speak, the applicant's agent noted the following main points:-
- It was a small, 1 metre extension to the width of the balcony;
  - Much discussion had taken place about the proposal with officers;
  - Agreed with the officers' recommendation;
  - Consideration had to be given to the objections received.
- (c) The local member (not a member of this Planning Committee) noted the following main points:-
- Nearby residents were concerned about the impact of the proposal on their privacy;
  - A condition had been imposed on the previous application that use of the balcony would be restricted to a footway only;
  - He had received a number of complaints about the impact of the development of holiday homes on the privacy of residents;
  - The distance between the balcony and the nearest residential dwelling was not much;
  - Should the application be approved, a condition should be imposed so that the doors to the balcony would be opaque glass, and that it would have a high level handrail with opaque glass surrounding the entire balcony.
- (ch) It was proposed and seconded to approve the application.

A member noted that the proposal would not lead to a great deal of difference in the size of the balcony and that the principle of the development had already been confirmed.

**RESOLVED to approve the application.**

Conditions:

1. Five years
2. In accordance with plans
3. The slates on the roof and the materials of the external walls are required to be in accordance with that agreed in application C18/0613/39/AC
4. Completion of the landscaping plan in accordance with the plan approved in application C18/0613/39/AC
5. Removal of permitted development rights for curtilage buildings
6. No surface water / land drainage to connect with the public sewer
7. Separate disposal of surface and foul water from the site

**7. Application Number C18/0873/40/LL - Land opposite Tŷ Gwyn, Rhosfawr, Y Ffôr, Pwllheli**

Erect a stable and a feed and agricultural machinery store.

- (a) The Planning Manager elaborated on the background to the application, and stated that the application had been submitted to the Committee as it was an application by a close relative of a current member of staff of the Planning Service.

It was noted that the proposal involved the erection of a stable building and small store adjacent to an existing property. It was explained that the closest property, Pen Cefn, was over 50 metres away from the development site and this was considered to be a more than reasonable distance to ensure that there would not be any substantial detrimental impact on their amenities.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) It was proposed and seconded to approve the application.

A member enquired whether it would be possible to ask the applicant to sign a 106 agreement restricting it to agricultural use only in order to prevent future conversion into a holiday home.

In response, the Planning Manager noted that this would be unreasonable and it was recommended to impose a condition restricting the use to agricultural use only. The Senior Solicitor explained that if it were possible to deal with the matter through a condition, a condition should be imposed rather than a 106 agreement.

In response to an observation by a member regarding change of use, the Senior Solicitor noted that the application was for a specific purpose but an application could be made in future.

**RESOLVED to approve the application.**

Conditions:

1. Commence within five years.
2. In accordance with the plans.
3. Agricultural condition

The meeting commenced at 1.00pm and concluded at 2.20pm.

**CHAIR**