

DEVELOPMENT MANAGEMENT COMMITTEE

22 March 2017

Present: Councillor RM Lewis (Chair)

Mr A Archer, Councillor P Harries, Councillor M James, Councillor L Jenkins, Councillor R Kilmister, Councillor PJ Morgan, Councillor R Owens, Mr AE Sangster, Councillor A Wilcox and Councillor M Williams.

[Ms C Gwyther, Mrs G Hayward, Councillor S Hudson and Councillor D Rees arrived during consideration of NP/16/0633 (Minute 6(b) refers)]

[Llanion Park, Pembroke Dock 10.00am – 12.00pm]

1. Apology

An apology for absence was received from Councillor ML Evans.

2. Disclosures of interest

The following Member(s)/Officer(s) disclosed an interest in the application(s) and/or matter(s) referred to below:

Application and Reference	Member(s)/Officer(s)	Action taken
<i>Minute 6(c) below NP/16/0652/FUL - Trewern, Felindre Farchog</i>	<i>Mrs G Hayward</i>	Remained in the meeting but did not speak or vote
<i>Minute 6(d) below NP/16/0678/LBA – Blackpool Mill, Blackpool Bridge, Narberth</i>	<i>Councillor A Wilcox</i>	Withdrew from the meeting while the application was discussed
	<i>Councillor R Lewis</i>	Remained in the meeting and played a full part in the discussion and voting
<i>Minute 6(g) below NP/17/0022/FUL – 1 Warren Street, Tenby</i>	<i>Councillor P Harries</i>	Withdrew from the meeting while the application was discussed
<i>Minute 7 below Hen Treferyn, Berea, St Davids</i>	<i>Councillor D Rees</i>	Item withdrawn



3. Minutes

The minutes of the meetings held on the 8 February 2017 and 27 February 2017 were presented for confirmation and signature.

It was **RESOLVED** that the minutes of the meetings held on the 8 February 2017 and 27 February 2017 be confirmed and signed.

NOTED.

4. Right to speak at Committee

The Chairman informed Members that due notification (prior to the stipulated deadline) had been received from interested parties who wished to exercise their right to speak at the meeting that day. In accordance with the decision of the National Park Authority of 7th December 2011, speakers would have 5 minutes to speak (*the interested parties are listed below against their respective application(s), and in the order in which they addressed the Committee*):

Reference number	Proposal	Speaker
NP/16/0678/LBA <i>Minute 6(d) refers</i>	Conversion & restoration of existing mill building & ancillary buildings to provide heritage tourist facility – Blackpool Mill, Narberth	Mr William McNamara - Applicant
NP/17/0002/FUL & NP/17/0003/LBA <i>Minutes 6(e) & (f) refers</i>	Two-storey extension to west and single storey extension to north, new garage and widening of gateway and drive – The Old Post, 145 Castle Way, Dale	Mr Meirion Williams - Agent
NP/17/0022/FUL <i>Minute 6(g) refers</i>	Change of use from B1 (offices) to A3 (café) – 1 Warren Street, Tenby	Mr Rhys Jordan - Applicant
NP/17/0009/TPO <i>Minute 9 refers</i>	1 x Cupressus macrocarpa – fell to ground level and leave stump in situ – Beach Court, The Strand, Saundersfoot	Mr Rowland Williams - Objector

5. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system and stated that planning decisions had to be made in



accordance with statutory provisions and the adopted Local Development Plan unless material considerations indicated otherwise. It stressed that non-material considerations had to be disregarded when taking planning decisions and stated that personal circumstances were only very rarely material to planning decisions. The duty of the Authority carry out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 was also highlighted. Provided members applied the Planning Acts lawfully and in a fair and impartial manner they would also comply with the Authority's duties under the Human Rights Act 1998 insofar as it applies to planning decisions. It was also important that Members applied the guidance contained in the Authority's Planning Code of Good Practice while carrying out their statutory duties.

NOTED

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Team Leader, together with any updates reported verbally on the day and recorded below. The Committee determined the applications as follows (*the decision reached on each follows the details of the relevant application*):

- (a) REFERENCE: NP/16/0536/FUL
APPLICANT: Mr & Mrs A Case
PROPOSAL: Two storey dwelling in garden
LOCATION: 18 Wheelers Way, Manorbier, Tenby

Members were reminded that at the meeting of the Development Management Committee in December 2016 this application was deferred to the next available meeting to allow further discussions with the applicant regarding design and the effects on the amenity of neighbouring properties, and for officers to suggest suitable conditions. The deferral was also intended to provide an opportunity for the applicant to submit a unilateral undertaking regarding payment of a commuted sum.

Amended plans and a draft unilateral undertaking have since been submitted. The amended plans reduce the overall height of the dwelling house by 1m, the repositioning of a window on the front elevation of No.18 Wheelers Way and propose a repositioned parking area and driveway to the south western corner of the site rather than the north western corner as previously proposed.

Following re-consultation on amended plans, no objections were received from statutory consultees. A letter of concern was received from neighbouring properties and a summary of this was contained within the report.



Officers considered that the proposed amendments sufficiently addressed the issues of design and amenity raised at the previous meeting. The application site fell within a Rural Centre where the principle of residential development was acceptable. The plot was considered to adequately accommodate a detached dwelling, together with adequate parking, turning and private amenity space for the household. It was also considered that the amended application made adequate provision to respect current levels of amenity and privacy to neighbouring dwellings and the applicant had submitted an unsigned agreement to provide a contribution towards affordable housing provision. The proposal would therefore meet the policy requirements of the Authority's Local Development Plan and it was therefore recommended that the application be delegated to the Chief Executive/Director of Planning/Team Leader to grant planning permission subject to the interested person(s) completing a Unilateral Undertaking in respect of the provision of affordable housing within 3 months of this decision and subject to conditions as set out in the report.

Members were pleased that the revised scheme addressed the concerns that had been raised at the previous meeting and the motion to delegate the granting of permission as set out above was moved and seconded.

DECISION: That the application be delegated to the Chief Executive/Director of Planning/Team Leader to grant planning permission subject to the interested person(s) completing a Unilateral Undertaking in respect of the provision of affordable housing within 3 months of this decision and subject to conditions relating to timing, accordance with plans, floor levels, construction method statement, scheme of landscaping, parking and turning, surface water drainage, undergrounding of cables, removal of permitted development rights and obscure glazing to the first floor bedroom and bathroom windows.

- (b) REFERENCE: NP/16/0633/FUL
APPLICANT: Mr D Chambers
PROPOSAL: Refurbishment of existing cattle barn to form garden room, study and WC (Retrospective)
LOCATION: 1 Square Farm, Marloes, Haverfordwest

Members were reminded that it was resolved at the meeting of the Committee in February to defer this application in order for Members to carry out a site visit, which took place on 27 February 2017.

At the previous meeting of the Committee, Members had asked for clarification with regard to the percentage increase in volume of the



building from the original consent, and this had been calculated as 37.95%.

Officers had concluded that the garden building was not overwhelming in mass and did not have an adverse impact on the existing character of the main house. Also adequate private amenity and parking space was available to the property and the building did not have an adverse impact on issues of amenity and privacy. The development met the policy requirements of the Authority's Local Development Plan and the recommendation was therefore one of approval subject to a condition limiting its use only to purposes incidental to the residential use of the main dwelling.

The Member who had proposed the site inspection thanked the Committee for their attendance at the site. He noted that an email had been circulated outlining the Community Council's main objections to the development which in particular disputed the assertion by the applicant that a mistake had been made with the dimensions of the building. The Member felt that the applicant had a blatant disregard for the National Park policies and he moved refusal of the application in order to maintain the credibility of the Authority's planning process. This was not seconded.

While other Members regretted the fact that this retrospective application had been necessary, they indicated that had an application been submitted originally for a building of the dimensions built, they would likely have approved it. It was, however, noted that enforcement of the condition was essential.

DECISION: That the application be approved subject to a condition limiting use of the building only to purposes incidental to the residential use of the main dwelling.

[Mrs G Hayward disclosed an interest in the following application but remained in the room while it was discussed, although she abstained from voting]

- (c) REFERENCE: NP/16/0652/FUL
APPLICANT: Mr M Watkins
PROPOSAL: Retention of 5 static caravans occupied by agricultural workers for a period of 3 years & retention of laundry building and septic tank
LOCATION: Trewern, Felindre Farchog, Crymych

Members were reminded that this application had been deferred at the previous meeting of the Committee to allow time for the applicant to provide further information.



It was reported to Members that meetings had taken place with the agents to explore alternative options including conversion of existing out-buildings within the curtilage of the farm, but it appeared that while the land was owned jointly, the buildings were not within the applicant's ownership. With regard to the additional information requested, this had been received by the Authority only the previous day and the agricultural consultant had therefore not had the opportunity to consider it. An outline application had also been received the previous day for a dwelling to the north-west of the site. As a result of these issues, the agent had asked that the application again be deferred to allow officers time to consider the additional information.

Officers, however, maintained their recommended that the application be refused for the reasons set out in the report, but removing the reference to the second farm dwelling in reason No. 1 as this had been converted into a full residential dwelling.

Several Members expressed concern that officers had not had an opportunity to consider the new information and it was proposed and seconded that the application be deferred until the next meeting to allow this to happen. Another Member added that it would be helpful to have an understanding of the economic impact on the business of the alternative options for accommodation of the workers.

The Director of Planning pointed out that due to the number of large agricultural buildings on the site which did not have planning permission, it was difficult to consider an application which required an assessment of need. Due to the delay in receipt of the information from the applicants, other Members proposed and seconded the recommendation of refusal so that officers could have all the information before them in considering a new application, including information on land ownership. However, this proposal was withdrawn when another Member suggested that deferral might be more prudent rather than refusing the application before the results of the consultation with the agricultural advisor were received.

DECISION: That the application be deferred until the meeting of the Committee on 10 May 2017 to allow consideration of the information recently received from the applicant.



[Councillor RM Lewis declared a personal but not prejudicial interest in the following application and remained and played a full part in the meeting. Councillor A Wilcox disclosed a prejudicial interest and withdrew from the meeting while the application was considered]

- (d) REFERENCE: NP/16/0678/LBA
APPLICANT: Bluestone National Park Resorts Ltd
PROPOSAL: Conversion & restoration of existing mill building & ancillary buildings to provide heritage tourist facility
LOCATION: Blackpool Mill, Blackpool Bridge, Narberth

It was reported that Blackpool Mill, listed Grade II*, was a rare and complete survival of a Late Georgian former corn mill that was on the Authority's Buildings at Risk Register. The site was of archaeological importance, being the site of an iron forge established in 1760 and ceasing production in 1806. Due to the listed grade of the building, the application did not fall within the provisions of the listed building delegation direction awarded to the Authority. It also raised matters of significant public interest. The determining authority for the application was therefore CADW.

The proposed works to the listed building formed part of a wider development of the mill, ancillary buildings and the surrounding land. Planning applications for the conversion of the mill and ancillary buildings, the erection of an events barn, train station and platform, the creation of a steam train railway, car park and a land train route (NP/16/0677 and NP/16/0679) would be considered at a future meeting of the Committee.

With regard to the consultee responses set out in the report, it was noted that an objection had been received from the Society for the Protection of Ancient Buildings, however further information had been provided in the form of a survey by the Welsh Mills Society, together with agreement to retain mill machinery as at the 1901 refit which had satisfied their concerns. Natural Resources Wales (NRW) and the Authority's Ecologist had also expressed concerns due to insufficient information regarding protected species and revised drawings to address the mitigation measures required had since been received. NRW and the Authority's Ecologist were reviewing the revised drawings and any additional relevant conditions would be included in the recommendation to CADW. Additional conditions had also been suggested regarding lighting and other bat measures which officers considered appropriate to include. The recommendation was therefore that the application be referred to CADW for determination with the recommendation to approve the application

There was one speaker on the application, Mr William McNamara, the applicant. He explained that 13 years previously he had stood before the



Committee with his vision to create Bluestone, promising jobs, an icon for Wales and quality tourism. Although it had been a long, tough journey, he believed that the Authority's approval then was not misplaced, as the attraction had delivered on its promises with many local suppliers, high occupancy rates, impressive sustainability credentials and 65% of guests leaving the site during their stay and therefore spending money in the local economy.

The intention was to do the same with Blackpool Mill. This was an important building, which without a financially sustainable end use would receive only essential maintenance and no public access. Having spent two years in preparing the application, many options for the site had been considered. It was calculated early on that the mill as a standalone attraction was not viable – greater revenue was required to justify the investment as it was anticipated that £600k would be spent on the mill alone. Mr McNamara explained that this was the first of three applications to come before the Committee and all three elements of the project – land train, railway and mill improvements - were needed for it to succeed. The result would be a year round all weather attraction which would complement other attractions provided by existing operators. There had been extensive public consultation and overwhelming local support. The cost of the project would be in excess of £3 million overall and this would inject money into the local economy and generate an estimated 80 new jobs. He therefore hoped the Committee would put its trust in Bluestone once again and approve the application.

Members were in agreement that Blackpool Mill was a magnificent building that was in a sorry state. The site visit had been very useful and helped them to understand the wonderful setting of the Mill. There was a question regarding the impact of the proposal on the river onto which the building backed, and officers replied that no issues had been raised by NRW or the Ecologist, and there would be mitigation for otters at the basement level.

Members were pleased to recommend approval of the application which would help the building to survive into the future. They did ask, however, that a plan of the overall development be sent to CADW alongside the plans relating to the listed building application.

DECISION: That CADW be recommended to approve the listed building application subject to conditions relating to timing, accordance with plans, agreement of schedule of window repairs/replacement, samples of finishes and colours to be approved, lighting, mitigation measures for protected species and an archaeological scheme of investigation.



- (e) REFERENCE: NP/17/0002/FUL
APPLICANT: Mr & Mrs C Richards
PROPOSAL: Two-storey extension to west and single storey extension to north, new garage and widening of gateway and drive
LOCATION: The Old Post, 145 Castle Way, Dale, Haverfordwest

This application related to a Grade II listed house, mostly dating from the later 18th Century, set behind a deep garden. A Listed Building Application relating to this property was also on the agenda for the Committee (Minute 6(f) refers). It was reported to the Committee as the views of Dale Community Council were contrary to the recommendation of officers, objecting on the grounds that the garage and two story extension were not visually in-keeping, suggesting that alternative cladding be used on the extension, and that the garage was oversized, prominent and likely to cause overlooking.

It was reported that permission had been granted in 2011 for a two-storey extension and hayloft/garage. Both the proposed garage and extension were larger than consented, and the extension was more modern with slate hanging and minimalist glazing. Officers considered that this approach, with a clear differentiation between the old and the new elements, was preferable to pastiche. The proposed scheme was considered to be in keeping with the character of the listed building and its setting in terms of design and form and the style, scale and detail was appropriate; slate hanging forming part of the local vernacular. It was therefore recommended that planning permission be granted subject to conditions.

There was one speaker, Mr Meirion Williams, the agent. He explained that following the granting of consent in 2011, a material start had been made to the garage foundations last year. As a result of a change of ownership, a new agent had been appointed. Aware of the sensitive and prominent position of the dwelling, the extensions had been designed in a manner sympathetic to the site. A wider garage was proposed to accommodate a wider vehicle. With the garage cut into the bank, it would have a lesser impact and would be viewed against the backdrop of the house. There would be no overlooking as the proposed windows overlooked the garden. There was deliberate separation between the existing house and the new extension to the west through the use of glazing, and this was partly hidden by the gable extension which was slated for contrast. The proposed gable projected 6 feet which allowed views out to sea and provided early morning light into the extension. The proposals had been discussed with officers before an application was submitted.



Members sought clarification regarding the colour of the aluminium window frames and that the slate would match that on the house. The agent replied that the frames would be dark grey and he imagined the slate would be to match existing although this had not yet been agreed. Officers were also asked to ensure that the base levels of the garage foundations were correct.

Several Members expressed the opinion that, given this was a listed building, the extension to the west was not sympathetic, having concerns regarding the 'linking' glass section and the windows, both in their material and simple style. They expressed the view that a pastiche solution would blend in better with the existing listed building. It was felt that a glass door might even be more appropriate than the wooden one proposed as this would make for a less 'fussy' appearance. Other Members argued that this was a subjective view, and agreed that the lightweight link made an obvious separation between what was old and what was new. A parallel was also drawn with the modern extension to the Griffin Inn in Dale which, despite initial reservations, was now widely accepted as an appropriate design solution. A motion supporting the application was proposed and seconded.

DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, stove pipe to be matt black, parking and turning, levels and landscaping.

- (f) REFERENCE: NP/17/0003/LBA
APPLICANT: Mr & Mrs C Richards
PROPOSAL: Two-storey extension to west and single storey extension to north, internal alterations and widening of gateway and drive
LOCATION: The Old Post, 145 Castle Way, Dale, Haverfordwest

It was reported that this application fell within the provision of the listed building delegation direction awarded to the Authority by the Welsh Government. However it was reported to the Committee because the views of Dale Community Council were contrary to the recommendation of officers. Planning permission had been granted for the work under NP/17/0002/FUL (Minute (e) refers).

This application related to a Grade II listed house, mostly dating from the later 18th Century, set behind a deep garden. Listed building consent was being sought for a two-storey extension to the west and a single storey extension to the north as well as internal alterations, and widening of the gateway and drive.



Officers considered that the proposed scheme was in keeping with the character of the listed building and its setting in terms of design and form; it was also appropriate in terms of size, scale and detail. The proposal was considered to comply with the requirements of Circular 61/96 and CADW's Conservation Principles and as such could be supported subject to conditions.

DECISION: That listed building consent be granted subject to conditions relating to timing, accordance with plans, stove pipe to be matt black, parking and turning, levels and landscaping.

[Councillor P Harries disclosed an interest and withdrew from the meeting while the following application was discussed]

- (g) REFERENCE: NP/17/0022/FUL
APPLICANT: Mr R Jordan, Feel Good Inc Ltd
PROPOSAL: Change of use from B1 (offices) to A3 (café)
LOCATION: 1 Warren Street, Tenby

Planning approval was sought for the change of use of the existing corner unit within the post office structure from a B1 (office) use to an A3 (café) use. The proposal did not include any external alterations to the existing structure, apart from the proposed signage which required separate advertisement consent. The application was reported to the Committee due to the objection received from Tenby Town Council which was concerned at the loss of the B1 (office) use at this location and the detrimental impact the proposal would have on neighbouring places of worship.

While the loss of the office use was unfortunate, the site lay within the retail centre area of Tenby but outside the primary retail frontage. The policies therefore provided support for commercial units within the shopping area of Tenby, including A3 uses. With regard to amenity, the café did not propose any external alterations or any outdoor seating so would be limited to the existing internal space and disturbance to adjoining properties and nearby places of worship would be very limited. No details of any hot food extraction equipment had been submitted and opening hours could be limited by condition to prevent any adverse noise and nuisance impacts to the neighbourhood.

Mr Rhys Jordan, the applicant, then addressed the Committee. He explained that his company had been established for three years offering coffee, nutrition and healthier choices and was currently based in Tenby Leisure Centre. Due to his success, he now wished to extend further into Tenby. He understood the concerns of the Town Council, however the



former business had relocated to the County Chambers building that had been empty. Mr Jordan pointed out that this was a gateway building and was concerned that it could lay empty if this application was not approved. Referring to the conditions set out in the report, he added that he had no intention to open after 6pm, to have any outside seating or to apply for an alcohol licence. With regard to signage, he was aware that an application for this had to be submitted separately and he intended to modify the design from that suggested on the application. The venture would create four local jobs and would source food locally. He believed that he could make a success of a business at this location and Tenby would be better for having it. In answer to a question from Members, he explained that he had attended a Committee meeting at St John's Church, which had no real concerns and had not submitted an objection; they held a weekly coffee morning which he would look to support, not compete with. He had been unable to contact the Chapel at Deer Park.

Subject to appropriate signage to be considered as part of an application for Advertisement consent, Members felt that the application would enhance the area.

DECISION: That the application be approved subject to conditions relating to timing, accordance with plans, and restrictions to opening hours.

- (h) REFERENCE: NP/17/0070/FUL
APPLICANT: Mr A Muskett, Pembrokeshire Coast National Park Authority
PROPOSAL: Installation of 2 interpretation panels
LOCATION: Saundersfoot Car Park, Brewery Meadow, Saundersfoot

This application sought approval for two interpretation panels to be located within the Authority's Saundersfoot Car Park. Each interpretation panel would consist of an oak panel to be fixed to two oak posts. The first panel would be situated just to the south of the public convenience, behind the pavement and a low stone wall, and the other adjacent to the pedestrian access point leading to Brewery Terrace on the east side of the car park. The application was before the Committee as it had been submitted on behalf of the Authority.

It was reported at the meeting that no public responses had been received and the Community Council had not objected to the application. Officers considered that the proposed interpretation panels would not have an adverse impact on the special qualities of the National Park, neighbouring amenity or highway safety. The proposal therefore complied with the relevant policies of the Local Development Plan and



was recommended for approval subject to conditions.

DECISION: That the application be approved subject to conditions relating to timing and accordance with plans.

7. EC14/0080 – Use of Dutch Barn for residential use and monitoring of planning condition requiring removal of mobile home – Hen Treferfyn, Berea, Haverfordwest

This report recommended that authorisation be given to instruct solicitors to commence prosecution proceedings in the Magistrates Court for the non-return of a Planning Contravention Notice relating to an alleged breach of planning control at this site. However it was reported at the meeting that the Planning Contravention Notice had been returned to the Authority the previous day and the item was therefore withdrawn from the agenda.

NOTED.

8. Appeals

The Development Management Team Leader reported on 3 appeals (against planning decisions made by the Authority) that were currently lodged with the Welsh Government, and detailed which stage of the appeal process had been reached to date in every case.

The appeal decision relating to Land adjacent to Castle Hill, Newport was appended to the report. This appeal had been dismissed and the costs application refused.

Members were informed that since preparing the report an appeal had been lodged relating to land adjacent to Villa St Helens, Cliff Road, Wisemans Bridge which had been refused contrary to the officer recommendation at the last meeting of the Committee. This would be dealt with by a Hearing although no date had been set. Two or three of the Members who voted to refuse the application were therefore asked to attend the Hearing on behalf of the Authority and to agree the content of the case. Officers would support Members in preparation of the case and would circulate the date of the Hearing once this was available.

NOTED.



9. Other Planning Issues

REFERENCE: NP/17/0009/TPO
APPLICANT: Mr C Hopkinson
PROPOSAL: 1 x Cupressus macrocarpa – fell to ground level and leave stump in situ
LOCATION: Beach Court, The Strand, Saundersfoot

It was reported that this application sought consent to fell a Cupressus macrocarpa tree located on a rocky outcrop at Beach Court, Saundersfoot Beach and to leave the tree stump in situ. The tree is protected by Tree Preservation No TPO33 (T12). The application was considered by the Committee as the officer recommendation differed from that of the Community Council.

The officer had concluded that the total area of soil present would be insufficient to allow the roots of this tree to have adapted unimpeded to the area expected for a structurally stable tree as the area of soil was significantly smaller than its calculated root spread. There was also evidence of soil erosion. It was therefore considered that although the tree was an identifiable landscape feature with likely locally historic relevance, it had outgrown its context and removal would be acceptable in terms of health and safety. It was not felt that a replacement was acceptable as the soil horizon on the outcrop would continue to erode and any future planting could be affected and become a future health and safety issue. It was therefore recommended that the tree be felled to ground level and the stump left in situ.

There was one speaker, Mr Owen Williams, who noted that objections had been submitted by the Community Council, Saundersfoot Historical Society and the Friends of Saundersfoot; he explained that he was Secretary of the Friends. The tree was a Monterrey Cypress which it was estimated had been planted 70-80 years ago. It was an attractive specimen and a well know landmark which helped to define the character of the beach and soften the hard outline of the flats along The Strand - its vertical perspective contrasting with the horizontal lines and breaking up the open space. The tree was thriving, with no sign of disease and there was no suggestion that there was currently a Health and Safety issue and future potential danger could not be addressed currently. He suggested that the tree was too significant to be felled at this time, particularly as the centre of Saundersfoot came out badly in a 2014 Natural Resources Wales report into tree cover in Wales' Towns and Cities; the Friends would be happy to look again at the issue in the future if it became a danger. He concluded by saying that the tree was thriving, popular and the community would like to keep it.



Members were concerned with the recommendation as they considered the loss of the tree would be a significant loss to the village. They questioned whether measures could be taken to protect the roots and preserve the tree and felt that there currently appeared to be no Health and Safety grounds which would merit taking down the tree. It was therefore moved and seconded that the application be refused, however this was later withdrawn when it was suggested that the application be deferred to allow the Tree and Landscape officer to be present at the next meeting of the Committee to provide further information, including ownership of the land on which the tree was situated.

DECISION: That the application be deferred until the next meeting to allow the Tree and Landscape Officer to be present.

