



**Isle of Man
Government**

Reillys Ellen Vannin

Minutes of a meeting of the Planning Committee, held on 30th January 2023, at 10.00am, in the Ground Floor Meeting Room of Murray House, Mount Havelock, Douglas

Present: Mr D Ashford, MHK, Chair of the Planning Committee
Mr P Young, Member
Mrs H Hughes, Member
Mr M Warren, Member
Miss A Betteridge, Member

In Attendance: *Mr J Singleton, Principal Planner
*Mr C Balmer, Principal Planner
Miss A Morgan, Principal Planner
*Mr T Cowell, Principal Planner **V**
*Miss L Kinrade, Planning Officer
*Mr P Visigah, Planning Officer
*Mrs V Porter, Planning Officer
Mrs C Dudley, Deputy Secretary to the Planning Committee
Mr A Dunlop, Highway Development Control, Highway Services
*Mr B Woods, Department of Infrastructure,
*Part of the meeting only
Attending virtually via Microsoft Teams **V**

1. Introduction by the Chair

The Chair welcomed members of the public in attendance to view the proceedings.

2. Apologies for absence

Apologies were noted from Members Mr Cubbon and Mr Skelton.

3. Minutes

The minutes of the 16th January 2023 were agreed and signed as a true record.

4. Any matters arising

None

5. The Members considered and determined the schedule of planning applications as follows.

As all items had parties registered to speak, the order will be delivered in keeping with the agenda as issued.

<p>Item 5.1 Ballatiki Shore Road Ballaugh IM7 5AZ PA22/01404/B</p>	<p>Erection of a dwelling to replace former dwelling, Ballatiki Applicant : Mr Julian Wood Case Officer : Mr Toby Cowell Recommendation : Permitted</p>
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The case officer reported on the matter and summarised the key issues as set out in the report and with reference to the visual presentation. They confirmed that this was a full application rather than a reserved matters application as the proposals do not comply with condition 4 of the previous approval, as the footprint was in a different position than that approved under PA21/01234/A, the proposed dwelling was larger than that previously approved. They further reported that although the proposals show a new access running adjacent to the adjoining property, the access had permission from the previous approval for the garage, but construction had not yet begun on this access. They further confirmed that the drainage shown on the submitted plans was proposed to go to a soakaway.

The Highway Services representative confirmed there was nothing further to add to their report.

Applicant and Agent had registered to share the opportunity to speak. The key points raised were as follows -

- The agent thanked the Members for the opportunity to speak at the meeting, and thanked the case officer for the positive recommendation.
- This is a full, detailed application, rather than one for reserved matters. The applicants have relied on the principle already granted for the replacement house, but were mindful that it may be considered not to fully comply with all of the conditions of the previous approval, in particular that which related to the size of the dwelling.
- Housing Policy 14 and the condition imposed on the approval in principle make provision for the erection of replacement dwellings where these are larger than 50% greater than the original and also for modern and innovative designs where both result in an improvement to the environment. This design has been borne out of a desire to maximise energy efficiency and in particular renewable energy, hence its layout and shape. The context of the site is very mixed with no prevailing architectural style, heights or finishes and it was our view that our proposal complied with these criteria as well as making better use of the site as is required by the Strategic Plan.
- Concern had been expressed by some neighbours about highway safety but we would emphasise that this is an existing access, having served a previous dwelling here and there were no objections at all to the application in principle.
- The applicant thanked the Members for the opportunity to clarify and explain some of the background to the application. They wished to explain why the internal layout and siting of the proposed property.
- The internal layout of the property has had the involvement of every family member, with particular focus placed on accessibility and positive visual stimulation through views of the surroundings for mental well-being. There is also special provision to allow a lift system to be retrofitted to provide access to the first floor should that become necessary. It had been designed with "Inclusion" and independent or assisted living in mind irrespective of "ability or age".
- It is to be as independent of mains electricity as common sense will allow. The best Green Energy Specialists were commissioned to mathematically model the right location and orientation of the building for optimal solar gain and worked to ensure we were working in line with planning policy. We were extremely cautious to ensure the proposed building caused no direct overlooking or loss of sun light to neighbouring properties. Out of this collaboration came the "Dog Leg" scheme which formed the basis of the application and which delivered a solar gain improvement of 18.3MWh more than any of the other

schemes we considered. This in real terms equates to a saving of over £1000 per annum and a reduction of 5.5 tons of CO2 saved.

- We are proposing to replace a building which was in extremely poor form with an innovative, modern and vibrant bespoke home, and whilst fully recognising that it is not to everyone's taste, it fits our needs as a family today and for the future, in the location where our children have spent their formative years, we have grown to love and have no intentions of leaving. With this in mind I respectfully ask for your support and approve my application and in doing so set the standard for others to follow. I am happy to answer any questions you may have.

In response to a question from the Members regarding the orientation of the solar panels, the applicant confirmed that the positioning of same was as advised as the best orientation by Manx Solar Solutions in order to gain the maximum benefit.

The Members noted that the proposal was finely balanced, being contrary to policy on the grounds of the proposed dwelling being larger than the existing, and it not being situated on the existing footprint. However they felt that the quality of the design and the overall environmental gain of the proposed design overcame their concerns with regard to Policy.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. No development shall commence until a schedule of materials and finishes and samples of the materials to be used in the construction of the external surfaces, including all hardsurfacing, have been submitted to and approved in writing by the Department. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the character and appearance of the site and surrounding area.

C 3. The visibility splay(s) identified on drwg. no. 03 shall be constructed in accordance with the approved plans and thereafter kept permanently clear of any obstruction exceeding 1050 mm in height above adjoining carriageway level.

Reason: In the interests of highway safety.

C 4. Notwithstanding the provisions of the Town and Country Planning (Permitted Development) Order 2012 (or any Order revoking and/or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling, and no garages or other free standing buildings shall be erected within the curtilage of the dwelling hereby approved, other than that expressly authorised by this approval, shall be carried out, without the prior written approval of the Department. Likewise,

Reason: To control development in the interests of the amenities of the surrounding area.

Reason for approval:

The proposed development is considered to be acceptable in principle by providing a modern dwelling of a high standard of design, which would successfully assimilate into the wider streetscene without detriment to the character of the wider streetscene or landscape setting.

The proposals comprise a more efficient use of the site than the previous dwelling in situ, whilst amounting to an environmental improvement through the use of modern buildings techniques, solar panels and an air source heat pump.

The development is considered to be provide suitable accommodation for future occupants, without detriment to the amenities of surrounding properties or giving rise to an adverse impact upon highway safety. The proposals are therefore deemed compliant with General Policies 2 and 3, Environment Policies 1 and 2, and Housing Policy 14 of the Strategic Plan.

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

Department of Infrastructure Highways Drainage

It was decided that the following should be given Interested Person Status as they are considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings:

Sunsets, Shore Road, Ballaugh

as they have explained how the development would impact the lawful use of land owned or occupied by them and in relation to the relevant issues identified in paragraph 2C of the Policy, as is required by paragraph 2D of the Policy.

It was further decided that the following should not be given Interested Person Status as they are not considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 6(4):

Ballakinnag Cottage, Ballakinnag Road, Smeale, Ramsey
Shee, Shore Road, Ballaugh
The Gables, Shore Road, Ballaugh
Aalid Feie, Shore Road, Ballaugh
Thie Ollee, Bollyn Road, Ballaugh
Far Horizon, Shore Road, Ballaugh
Ballacanadia, Shore Road, Ballaugh
Clearview, Shore Road, Ballaugh
The Old School, Shore Road, Ballaugh
Reflections, Shore Road, Ballaugh
Dunlins, Shore Road, Ballaugh
69 Victoria Terrace, Bedlington, Northumbria, UK

as they have not explained how the development would impact the lawful use of land owned or occupied by them and in relation to the relevant issues identified in paragraph 2C of the Policy, as is required by paragraph 2D of the Policy.

The Chair and Mr Young confirmed that they knew The Local Authority representative, but had not discussed the matter with them and so felt there was no conflict of interest in this case

Item 5.2 Field 324071 & 321618 Garth Road Crosby Isle Of Man IM4 2HB	Erection of a stable block within Field 324071 with hardstanding, creation of a new access Field 321618 and Change of Use of Field 324071 from agricultural to Equestrian use
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The case officer reported on the matter and summarised the key issues as set out in the report and with reference to the visual presentation. He advised that paragraphs 2.3 of his report were no longer relevant as this element had been removed from the proposal. He also advised that and last line of paragraph 2.4 be deleted to reflect the current proposal. He updated the Members with regard to views which had been received subsequent to the conclusion of his report as follows –

- IOM Constabulary confirmed that the relocation of the proposed entry point alleviated their concerns.
- The residents of Upper Garth maintained their original objections

At the Members request, the case officer read out in full the submission from the IOM Natural History & Antiquarian Society which had also been received subsequent to the conclusion of his report. The points raised therein were as follows -

- The previous application was refused on the grounds that the Department was not satisfied that there was sufficient justification for the proposed building to warrant setting aside the presumption against development outside areas zoned for development.
- The proposed size and isolated position within the countryside was not considered appropriate and would harm the character and quality of the landscape. As such, the proposal was concluded to represent unwarranted development that would be detrimental to the amenity of the countryside contrary to the provisions of General Policy 3 and Environment Policies 1 and 21 of the Isle of Man Strategic Plan 2016.
- The Society stated that there was nothing in this application that should alter that view.
- The development for stables was still contrary to General Policy 3 and Environment Policies 1 and 21.
- Unlike Upper Garth there was no associated existing dwelling with which new build of stables might be linked.
- The age and / or condition of any horse or horses was not a reason, in planning policy terms, for overturning planning policy. Stables for such reasons are not a National necessity.
- The proposed change of use to equestrian land use was a separate issue. It clearly falls to be considered under General Policy 3 and Environment Policies 19 and 20. If such a change of use was permitted then there could be a presumption in favour of the much greater development of and activity on the site as was proposed in the earlier application (PA21/00957/B) which included sand arenas and carriage driving. The Society therefore believes that this change of use should also be strongly opposed.
- The Society would respectfully remind the Committee of their recent refusal of stables and associated complex off the Mullinaragher Road. In part this was due to the visibility of the complex.
- The Society believe it would be wrong to permit the current two part application which if approved would result in a development that would be clearly visible for those travelling

eastwards from the Eairy towards the Garth crossroads. Even if only seen for a few seconds at any one time the development will be a permanent fixture. For those walking the Millennium Way in either direction also, the proposal would appear out of character and an unwarranted, isolated development in the locality.

- Attached to this email is a copy of some of the images the Society sent in, in response to the earlier application showing how visible in general terms and as zoomed in, the site is from the viewpoint of a car driver in their car. If members of the Committee are not familiar with the site the Society would request that they view these photos. The Society hopes the Committee will support them and refuse this application.

The Highway Services representative confirmed there was nothing further to add to their report.

A representative from the Local Authority had registered to speak, the key points raised were

- The Applicant state that they had been given notice to quit their current stabling, and that the horses had health and age problems. These are not planning issues
- This is a new large building in the countryside to provide stabling for five horses
- The location would have a detrimental visual impact on the surrounding countryside
- The land is not zoned for Equestrian usage
- Vehicles visiting the site likely to be large and potentially detrimental to other road users as well as being visually intrusive
- The application itself does not overcome the land not being zoned for development
- An approval would create a precedent

In clarification of the key issues the Members enquired as to

The Members noted the concerns raised by the local authority, expressed agreement with these concerns and noted that other concerns raised had not been addressed within the application.

The Members further noted that the site within an area of medium flood risk, as identified on the DoI Flood Risk Management maps. The case officer reported that although the site did lie within this zone, there were no watercourses within 50m of the site and so they felt that there was no flood risk associated with the development. The Members requested that, should the application be approved, C5 be amended by the inclusion of a timescale for the removal of any building and the restoration of the ground to its former condition.

The Members expressed further concern regarding the visibility of the proposal within the landscape.

DECISION

The Committee **unanimously** declined the recommendation of the case officer and the application was **refused** for the following reason(s).

R1. The department is not satisfied that there is sufficient justification for the proposed building to warrant setting aside the presumption against development outside areas zoned for development. Furthermore, the proposed size and isolated position within the countryside is not considered appropriate and would harm the character and quality of the landscape. As such, the proposal is concluded to represent unwarranted development that is detrimental to the amenity of the countryside contrary to the provisions of General Policy 3 and Environment Policies 1 and 21 of the Isle of Man Strategic Plan 2016.

R2. The proposed stables, earthworks, access track and parking area, all within an isolated and open position within the countryside, and within close proximity to the highway where it would

be particularly prominent would have a detrimental impact upon the character and appearance of the countryside contrary to Environmental Policy 21 of the Isle of Man Strategic Plan.

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

IOM Constabulary

It was decided that the owners/occupiers of the following properties should be given Interested Person Status as they are considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

Upper Garth, Garth Road, Crosby, as they satisfy all of the requirements of paragraph 2 of the Department's Operational Policy on Interested Person Status.

It was decided that the following properties/persons should not be given Interested Person Status as they are not considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

Ballacallin Cottage, The Garth Cross Roads, Braaid;
The Isle of Man Natural History & Antiquarian Society;

as they are not within 20m of the application site and the development is not automatically required to be the subject of an EIA by Appendix 5 of the Strategic Plan, in accordance with paragraph 2B of the Policy.

Item 5.3 Car Park Farrants Way Castletown Isle Of Man PA22/00574/B	Change of use from public car park to contract car park including alterations to parking layout and the installation of entry and exit barriers Applicant : David Humphrey Case Officer : Miss Lucy Kinrade Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report and with reference to the visual presentation.

The Highway Services representative reported that in addition to the submitted report, the Applicant should consider the provision of EVC points together with provision of suitable accessible parking spaces to the degree of 10% of the overall parking provision.

A representative of the Local Authority was present in order to answer questions.

A representative of the applicant was present in order to answer questions

The Members expressed concern for the impact of the removal of the public car parking spaces on the neighbouring residents, together with the potential impact on existing road users occasioning from potential delays in accessing the car park due to the operation of the proposed barriers. They expressed further concern regarding the proliferation of abandoned vehicles on the existing site, and expressed that there could be a knock-on effect on adjacent parking provision by their relocation, together with the removal of public parking provision.

The case officer indicated there was separate allocated parking provision for the adjacent apartment block and by way of reference to the visual presentation calculated approx. 47 spaces for the apartment visible on the submitted plan.

The Members noted that the existing public parking was under-utilised, which potentially resulted from the existing "pay and display" parking machine not being in working order. They further noted that the application site was private land, and that the Applicant had worked with the local authority in order to achieve the best outcome.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

N 1. The applicant is to be reminded of their obligations under the Highway Act 1986 in respect of surface water not entering a highway.

Reason for approval:

By reason of its acceptable visual and highway safety impact, and the nature of the new use working in conjunction with the parking strategies indicated by the Local Commissioners it is considered that the application is acceptable and accords with Strategic Policy 1, Environment Policy 35, General Policy 2 (b, c, g, h and i) and Appendix 7 of the Strategic Plan, and with the general principles of paragraphs 3.9.2, and at 7.3.5 of the Area Plan for the South 2013.

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

- DOI Highway Drainage

It was decided that the owners/occupiers of the following properties should be given Interested Person Status as they are considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

- The owner of 37 Castle Court Apartments - as they satisfy all of the requirements of paragraph 2 of the Department's Operational Policy on Interested Person Status (July 2021).

Item 5.4 Field 430575 (now 435235) Opposite Outbuildings Middle Cordeman St Marks Country Park Cordeman Road St Marks PA22/00782/A	Approval in principle application for the erection of tourist and craft units and creation of motorhome overnight parking facility reserving siting, internal layout, drainage, design, means of access, landscaping and external appearance for future consideration Applicant : JR Creer Ltd Case Officer : Mr Richard Boyt Recommendation : Refused
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In the absence of the Case Officer, Mr Singleton summarised the key issues as set out in the report and with reference to the visual presentation.

The Highway Services representative confirmed there was nothing further to add to their report.

A representative of the applicant had registered to speak the key points raised were

- There have been a number of successful applications over the years which have been built on the site, including three thatched tholtans
- The intention of this application is to add to the visitor experience
- The application would facilitate a better level of accommodation
- Would not detrimentally affect the character of the landscape. The previous approvals have not done so
- The application is supported by the local authority and other government departments
- The site has the largest collection of rare breed animals in the UK, and also houses a large collection of vintage and antique farm equipment, both of which provide educational opportunities
- The Members would be welcome to visit the park in order to understand what has already been achieved, and assess how the proposals would fit in with the landscape and the existing facilities

The Members had concerns regarding the size of the proposed accommodation pods and their siting within the site, the siting and screening of camper vans using the site, its visual impact, the environmental credentials of the proposal and the potential future use of the site. They expressed that they felt not enough information had been provided with the application.

The Members expressed that a site visit would aid in their consideration of the scheme. Mr Young proposed a site visit, which was seconded by Miss Betteridge.

DECISION

Following discussion, the Members voted unanimously to **defer** consideration of the matter in order that a site visit be carried out at a time and date to be agreed at the end of the meeting.

Item 5.5 Jack Frost Building Spring Valley Industrial Estate Douglas IM2 2QU PA22/01482/B	Install a mezzanine floor level for use as a gymnasium into an existing building that has been granted a Change of Use at Ground Floor for use as a gymnasium Applicant : Coomer Properties Limited Case Officer : Mrs Vanessa Porter Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report and with reference to the visual presentation, confirming that a further 3 parking spaces had been added by the application under consideration, together with an agreement that adjacent parking would be permitted by the owners on hours outside of their operating hours.

The Highway Services representative confirmed there was nothing further to add to their report.

The applicant had registered to speak. The key points raised were -

- This is a locally owned business, started in 2013, which is currently sited 300 yards from the proposed site. Business has grown steadily since 2013, and employs six staff together with a further ten personal trainers

- Covid-19 created a collapse in the number of members, and over the last 18 months we have sought to re-build and grow our membership, responding to our members concerns and requests
- Members want more personal space with the machinery better spaced out. There is more interest in functional fitness and strength training which requires more space than available at our current location
- The proposal is to improve existing facilities rather than seeking to expand membership numbers. As well as more space in the gym, it would allow us to substantially improve changing facilities, as well as adding private rooms where client body measurements and one-to-one discussions on weight, nutrition and health could take place. Currently those consultations take place in public, but with the new facility they could take place in private, which is far more appropriate.
- The building has approval for change of use to a gym, but that was limited to a single floor and parking had not been assessed for a larger facility. In order to assess parking requirement we ran a parking survey for a period of four weeks, the results of which were included with the application. The results indicated that the parking provision on-site would accommodate more than twice the number of our current customers
- The survey also showed that peak demand occurred outside of normal office hours, so further off-street parking has been secured in two neighbouring properties as well as there being permanent off-site parking provision for staff and personal trainers, providing an additional 45 parking spaces at peak times
- We want to invest heavily in the new gym in order to create a first-class facility that is both spacious and welcoming and will meet the needs of our members.

In response to questions from the Members regarding parking provision, the case officer clarified the number and layout of the parking provision with reference to the visual presentation, indicating the tandem parking spaces allocated for staff parking.

In response to a question from the Members regarding the parking secured from adjacent sites, the applicant confirmed that the current occupiers of the sites in questions have leases in excess of 12 years, so feel such parking provision is secure. The agent confirmed that the securing of these spaces was in order to comply with the Isle of Man Strategic Plan, and such spaces would be secured for staff.

The Principal Planner advised that such spaces could not be considered as part of this application as they lay out side of the area defined by the red line on the application. There would be a shortfall of parking on-site, but this was addressed by the parking survey.

Following discussion, the Members requested that a further condition be added for the provision of accessible parking spaces. The wording of such a condition was discussed with a view to not delaying the start of the operation.

In response to the request from the Members, the case officer agreed to amend their recommendation in order to include such a condition. The Member voted unanimously that such a condition form part of the approval.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. Prior to occupation, details of a revised car parking layout showing suitable disabled parking spaces must be submitted to and approved in writing by the Department. The development shall not be carried out unless in accordance with the approved details and implemented within 3 months of occupation.

Reason: in the interests of Highway Safety.

Reason for approval:

Whilst the land is not designated for the proposed use it will provide facilities which are generally encouraged within the Strategic Plan, and given the reasonable size of the unit and the other non-residential uses in the immediate surroundings, the change of use to a gym is not considered to be unacceptable or to adversely impact general or residential amenity in the area. Highway issues are also expected to be minimal given the location and the availability of parking either at the site or in nearby area. For these reasons the application and proposal is recommended for approval.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

6. Site Visits

The Committee agreed to make a site visit in relation to item 5.4 (**PA22/00782/A Field 430575 (now 435235), Opposite Outbuildings, Middle Cordeman, St Marks Country Park, Cordeman Road, St Marks**) at 9.30am on Monday 6th February 2023.

7. Section 13 Legal Agreements (If any)

The Members noted that no Section 13 Legal Agreements had been concluded since its last sitting

8. Any other business

8.1 PA22/00254/B Conversion and extension of nurses' home to provide 37 apartments and cafe with takeaway with associated car, motorcycle and bicycle parking and landscaping, Nurses Home, Westmoreland Road, Douglas, Isle Of Man, IM1 4AJ

The Planning Committee were asked to consider the application under Any Other Business

The review was required due to a change in the Commuted Sum Payment for Affordable Housing, in this case for 9.25 units. DOI Housing have subsequently requested a change in provision for the following reason:

"A reduction is because the new SEPAS amendments came into force on 2nd August before the Section 13 was signed so hence the change. The amendments included an increase in the selling prices of Affordable Homes; 2B apartments increased from £140,000 to £150,000 although there was no change to the average selling prices of open market apartments over the period since the first Section 13 draft was prepared. Accordingly, the Commuted Sum may be reduced as it is calculated as the difference between affordable and open market selling prices. It reduced by 9.25 AH units x £10k each. Hence the reduction."

The Planning Committee Report and Minutes of the meeting on the 20th June 2022 indicated a Commuted Sum Payment for Affordable Housing of £374,385.00 had been agreed by all parties. The Minutes stated

"The Committee unanimously accepted the recommendation of the case officer and the application was approved subject to the applicant entering into a legal agreement for provision

of 9.25 units of affordable housing or a commuted sum of £374,385 in lieu of same should such a scheme not be submitted within 5 years from the date of the approval along with the following conditions."

However; as indicated above, during this period the Shared Equity Purchase Assistance Scheme (SEPAS) came into force on 2nd August, before the Section 13 was signed so hence the change now.

Now proposed is an AH sum commuted as £281,884.50 i.e. a difference of £92,500.50 (£92,500.50 which is 9.25 AH units x £10,000 each). This has been agreed by all parties and the application was again recommended for an approval subject to the S13 Legal agreement in relation to the above, and the already agreed Public Open Space, commuted to £23,040 relating to 100sqm provision on site.

The Planning Committee approved the new Commuted Sum Payment for Affordable Housing of £281,884.50.

9. Next meeting of the Planning Committee

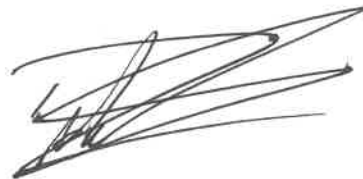
The Committee noted that the next Planning Committee had been set for 13th February 2023.

There was no further business and the meeting concluded at 11.28am

Confirmed a true record



**Secretary to the
Planning Committee**



**Mr D Ashford, MHK
Chair of the
Planning Committee**