

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Russell House, Rhyl, on Wednesday, 19th April, 2000 at 10.00 a.m.

PRESENT

Councillors F.D. Jones (Chair), J. Butterfield, M.Ll. Davies, P. Douglas, A.E. Fletcher-Williams, I.M. German, M.A. German, K.N. Hawkins, D.M. Holder, J.R. Hughes, N.J. Hughes, R.W. Hughes, G. Jones, N.H. Jones, P.M. Jones, R.E. Jones, R.J.R. Jones, F. Shaw, J.A. Smith, S. Thomas, W.G. Thomas, A.J. Tobin, K.E. Wells, C.H. Williams (substitute for E.W. Williams), P.O. Williams, and R.Ll. Williams.

ALSO PRESENT

Head of Planning Services, Head of Legal and Administration, Principal Planning Officer (South) Assistant Planning Officer (P. Mead) and Administrative Officer (G. Butler).

APOLOGIES FOR ABSENCE WERE SUBMITTED FROM

Councillors D.W. Davies, K.P. Stevens, and E.W. Williams.

1082. WELCOME

Members welcomed the new Member for Rhyl East, Councillor P.M. Jones to her first Planning Committee.

1083. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report of the Head of Planning Services (previously circulated) was submitted enumerating plans submitted and requiring determination by the Committee.

RESOLVED that:-

- (a) *the recommendations of the Officers as contained within the report now submitted be confirmed and planning consents or refusals as the case may be, be issued as appropriate under the Town and Country Planning (General Permitted Development) Order 1995, Planning and Compensation Act, 1991, Town and Country Planning Advertisements Regulations, 1994 and/or Planning (Listed Buildings and Conservation Areas) Act, 1990 to the development proposed by the following plans subject to the conditions enumerated in the schedule now submitted:-*

- (i) consents

<u>Application No.</u>	<u>Description and Situation</u>
02/1999/593/PF	Erection of two porches on front elevations at Park Place Hotel, 2 Mwrog Street, Ruthin, Denbighshire.
05/1999/525/PF	(Following consideration of three additional letters of representation from the North Wales Police, Landscape Architect and Footpaths Officer). Erection of a 25m telecommunications tower and installation of 8 sector antenna, 4 dish antenna, 2 equipment cabins, upgrading of access track at NTL Transmitting Station, Glyndyfrdwy, Corwen. SUBJECT to the following amended condition no. 2, new condition no. 3 and note to applicant:- 2. No development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority,

a detailed scheme of tree planting/landscaping for the site, and such scheme shall include details of:-

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development;
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting;
- (c) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform, and
- (d) proposed positions, design, materials and type of boundary fencing.

REASON - In the interests of visual amenity.

3. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the construction of the mast and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON - In the interests of visual amenity.

Note to Applicant - You are advised to contact the Council's Head of Highways prior to the undertaking of any work on the access as a Streetworks Licence appears to be required in connection with the improvements to the access track where it forms part of a road alongside Footpath 68.

05/2000/185/PF

(Subject to the receipt of no further representations raising planning matters not already covered in the report by 28th April, 2000).

(Following consideration of three additional letters of representation from Denbighshire Access Group, Head of Highways and Head of Public Protection).

Change of use of shop (Class A1) to form a food take-away (Class A3) at the Crown Shop, The Square, Corwen.

SUBJECT to the following new note to applicant:-

Note - Your attention is drawn to the request from the Denbighshire Access Group that suitable efforts be made to ensure access to the premises is possible by disabled persons, in accordance with the requirements of the Building Regulations.

06/2000/145/PF

Erection of 3 terraced houses and 4 semi-detached dwellings, formation of a new vehicular and pedestrian access and associated works (Phase 1) on Land opposite Pen Y Lan, Gwyddelwern, Corwen.

SUBJECT to the following amended conditions nos. 5 and 6 and new note to applicant:-

5. None of the dwellings hereby approved shall be occupied until the entrance to the A494 and related footways and that part of the estate road which provides access to them has been constructed to a minimum base course standard from its junction with the A494T including kerbing and all drainage and the final wearing course shall be laid prior to the occupation of the final two dwellings, to the satisfaction of the Local Planning Authority.

REASON - to ensure the construction of a suitable safe and adequate access for the site.

6. The landscaping and screen walling/fencing shall not be as shown on Drawing 37/18/1 Rev A of this permission, but shall be as

may be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out progressively throughout the development as building proceeds and in any event, the landscaping shown in respect of any particular dwelling shall be carried out before the end of the first planting season following the completion of that dwelling. Any trees or plants which within a period of 5 years from initial planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON - to ensure a satisfactory standard of development, in the interests of visual amenity.

Note to Applicant - You are advised that it is the view of the Council's Planning Committee that the form and density of development shown on the remainder of the land, outside the site hereby granted permission, is unacceptable, and you should contact the Case Officer in the Planning Services Section to discuss the issues arising prior to the submission of any further application.

(Councillor N.H. Jones voted against this item).

22/2000/078/PF

(Following consideration of an additional letter of representation from Llangynhafal Community Council).

Conversion of outbuildings to 3 residential units with associated garages and storage buildings, parking areas, new access track and construction of private sewerage treatment plant at Outbuilding at Plas Yn Rhos, Llanychan, Ruthin, Denbighshire.

22/2000/118/PODevelopment of 0.1ha of land by the erection of a dwelling, formation of a new vehicular access and installation of a new septic tank (outline application) on land adjoining Old Barn, Gellifor, Ruthin, Denbighshire.

SUBJECT to the following new condition no. 5:-

5. No development shall be permitted to commence until the access has been completed in accordance with such detailed plans as are submitted to and as are approved in writing by the Local Planning Authority, as part of the reserved matters application(s).

REASON - to ensure the site is served by a satisfactory access.

30/1999/942/PF

(Following consideration of an amended location plan circulated at the meeting).

Change of use of part of adjoining agricultural land to form extension to residential curtilage and erection of single-storey pitched roof triple garage and store with associated hardstanding at 2 Pen Y Graig Cottages, Trefnant, Denbigh, Denbighshire.

42/2000/099/PF

Erection of two-story building for storage of building materials, associated offices etc.; provision of valeting and washing facilities, formation of toilet and generator room, oil storage compound; provision of portable buildings for use as staff room; provision of CCTV towers; formation of staff and customer parking areas and surfacing of access track to site and to adjoining public open space; erection of double electronic gates (amendment to previous application No. 42/210/99/PF) (partly in retrospect) at Anglia House, Station Yard, Newmarket Road, Dyserth, Rhyl, Denbighshire.

SUBJECT to the following new condition no. 4:-

4. The parking spaces shall be marked out in accordance with the approved revised site plan within 3 months of the date of this decision notice and kept available for that purpose at all times.

Reason: In order that adequate parking facilities are available within the curtilage of the site.
 (It should be noted that Councillor N. Hugh Jones abstained from voting on this application)

43/2000/115/PF (I.K. Hearle declared an interest in the following application).
 Erection of pitched roof first floor extension and pitched roof rear extension and formation of dormer windows to rear elevation at 50 West Avenue, Prestatyn, Denbighshire.

45/2000/113/PF (Following consideration of an additional letter of representation from Rhyl Town Council).
 Change of use from Class B2 (general industrial) to Class B8 (storage and distribution) with ancillary retail sales area and single- storey extension to side and rear of unit at 121 Marsh Road, Rhyl, Denbighshire.
 SUBJECT to the following new conditions nos. 5 and 6:-
 5. The use of the premises hereby permitted including deliveries/ loading shall not take place outside the hours of 0800 hrs - 1800 hrs Monday to Saturday, nor at any time on Sundays or Bank Holidays.
 (Reason: In the interests of nearby residential amenity)
 6. No vehicles above a gross vehicle weight of 7.5 tonnes shall use the site at any time.
 (Reason: In the interests of residential amenity and highway safety)

45/2000/127/PF Renewal of application Ref. No. 2/RYL/85/94 comprising extension to provide self contained living accommodation (1 no. dwelling) at Rhyl Belle Vue Football Club, Grange Road, Rhyl, Denbighshire.
 SUBJECT to the following amended condition no. 3:-
 3. Insert "permitted under the provisions of Class A Part 2 or any extension permitted under the provisions of Class A Part 1", after the word "structures".

47/1999/298/PF Conversion and extensions to agricultural building to form one dwelling at Waen Farm, Waen, St. Asaph, Denbighshire.
 SUBJECT to the following new condition no. 5:-
 5. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

(ii) Listed Building Consent (subject to the consent of the National Assembly of Wales)

<u>Application No.</u>	<u>Description and Situation</u>
02/1999/594/LB	(Following consideration of an additional letter of representation from the Council for British Archaeology). Demolition of two porches and erection of two porches to front elevations and internal alterations to public house at Park Place Hotel, Mwrog Street, Ruthin, Denbighshire.
47/1999/837/LB	Partial demolition, conversion and extensions to agricultural building to form one dwelling at Waen Farm, Waen, St. Asaph, Denbighshire.

(iii) Refusals

<u>Application No.</u>	<u>Description and Situation</u>
12/2000/102/PF	(Subject to the receipt of no further representations raising planning matters not already covered in the report by 28th April, 2000). (Following consideration of an additional letter of representation from the Applicant's Agent - request for deferral). Erection of a detached dwelling and formation of a new vehicular access at Plot 1, Land Opposite Telephone Exchange, Clawddnewydd, Ruthin, Denbighshire.
12/2000/183/PO	(Subject to the receipt of no further representations raising planning matters not already covered in the report by 21st April, 2000). (Following consideration of three additional letters of representation from the Applicants Agent requesting deferral, Mr. A and Mrs. P.L. Warburton, 4 Crud yr Awel, Clawddnewydd and N.P. Davies, 5 Crud yr Awel, Clawddnewydd). Development of land by the erection of 2 dwellings (outline application) on Land Adjacent to Telephone Exchange, Clawddnewydd, Ruthin, Denbighshire.

(b) *Notwithstanding the recommendation of the Officers the following application be REFUSED for the reasons indicated:-*

<u>Application No.</u>	<u>Description and Situation</u>
45/2000/215/AD	(Councillors F. Shaw, W.G. Thomas and P. Douglas declared an interest in the following application and left the Chamber during consideration thereof). (Following consideration of an additional letter of representation from Rhyl Town Council). Retention of 2 no. free-standing signs (retrospective application) on Playing Fields fronting Tynewydd Road, Rhyl High School, 86 Grange Road, Rhyl, Denbighshire. The decision being CONTRARY to the Officers' Recommendation was taken for the following reason :- the sign is considered to be a distraction to traffic travelling along Grange Road. (Councillors N. Hugh Jones and S. Thomas voted in favour of granting advert consent and Councillor N. Hughes abstained from voting).

(c) *The following application be deferred for the reasons indicated:-*

<u>Application No.</u>	<u>Description and Situation</u>
22/2000/051/PF	(Following consideration of an additional letter of representation from the Applicant requesting deferral). Erection of an extension to existing dwelling at Green Cottage, Gellifor, Ruthin, Denbighshire. REASON - deferred at Applicant's request to allow submission of a revised scheme.

(ch) *The following application be deferred to enable a site visit to be undertaken for the reasons indicated:-*

<u>Application No.</u>	<u>Description and Situation</u>
45/2000/163/PF	Erection of first-floor extension over existing balcony, erection of single-storey pitched-roof extension and continuation of pitched roof over existing flat roof to rear of the dwellinghouse at 51 Rosehill Road, Rhyl, Denbighshire. (To allow Members the opportunity to consider the impact of the development on neighbouring properties).

1084. PLANNING APPLICATIONS 3/740/97/PF AND 3/846/97/PF - LAND AT VICARAGE ROAD, LLANGOLLEN

The Head of Planning Services submitted his written report seeking the determination of the above two planning applications relating to the proposed residential development of land at Vicarage Road, Llangollen and his recommendations thereon.

(Following consideration of an additional letter of representation from "Save our Green Fields").

RESOLVED *that the recommendations of the Head of Planning Services as contained within his report now submitted, be confirmed and planning consents be issued as appropriate under the Town and Country Planning (General Permitted Development) Order 1995, Planning and Compensation Act, 1991, Town and Country Planning Advert Regulations, 1994 and/or Planning (Listed Buildings and Conservation Areas) Act, 1990 to the developments proposed by the following plans subject to:-*

- (a) *the 'Conditions' and 'Notes To Applicants' detailed within the Head of Planning Services report, (as amended below);*
- (b) *the developer entering into a Section 106 agreement to:-*
- *enter into a bond for the amount of £46,870; (Index Linked)*
 - *refurbish Willow House in accordance with Listed Building Consent no later than occupation or completion of 8th dwelling or 2 years, from the date the development is begun;*
 - *not to demolish the Coach House until contracts have been exchanged for the refurbishment of Willow House;*
 - *prohibit movement of contractors/construction vehicles seeking access to and from the application site along Hill Street and its junction with Vicarage Road.*

<u>Application No.</u>	<u>Description and Situation</u>
3/740/97/PF	Erection of 47 detached dwellings, construction of new vehicular and pedestrian accesses at land off Vicarage Road, Llangollen, Denbighshire. SUBJECT to the following amended Condition No. 7 and New Note to the Applicant 7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land including those to be retained ; the landscaping scheme shall provide for the planting of a hedgerow at the rear of the footway along the new access road (edged green on the attached

plan)between points A and B on the plan to contain such size and species to be agreed in writing by the Local Planning Authority

REASON: To ensure the development presents a satisfactory appearance in the interests of visual amenity.

Note to Applicant: You are advised of the site's importance as a wildlife habitat, and are respectfully requested to contact The Countryside Council for Wales (Tel. 01352 706600) or Denbighshire County Council's Ecologist (Tel. 01824 708074) to secure adequate measures are undertaken to safeguard this environment.

03/846/97/PF

Erection of Three Dwellings and construction of new vehicular and pedestrian accesses at Vicarage Road (Plots 48, 49 & 50 Land Off), Llangollen, Denbighshire.

SUBJECT to the following amended Condition No. 7 and New Note to the Applicant

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land including those to be retained ; the landscaping scheme shall provide for the planting of a hedgerow at the rear of the footway along the new access road (edged green on the attached plan) between points A and B on the plan to contain such size and species to be agreed in writing by the Local Planning Authority

REASON: To ensure the development presents a satisfactory appearance in the interests of visual amenity.

Note to Applicant: You are advised of the site's importance as a wildlife habitat, and are respectfully requested to contact The Countryside Council for Wales (Tel. 01352 706600) or Denbighshire County Council's Ecologist (Tel. 01824 708074) to secure adequate measures are undertaken to safeguard this environment.

1085. PROGRESS REPORT - FORMER DENBIGH HOSPITAL SITE

The Head of Planning Services submitted his written report (previously circulated) advising Members of the current position in relation to applications for development received in relation to the former hospital site, Denbigh.

RESOLVED that:-

(a) *the report be accepted, and*

(b) *Officers be congratulated on the even-handed way this issue had been dealt with.*

1086. DEVELOPMENT OF A WINDFARM COMPRISING 33 WIND TURBINES, SUBSTATION BUILDING, 2 WIND MONITORING MASTS, ACCESS TRACKS - LAND TO THE EAST OF LLYN BRENIG AT TIR MOSTYN/FOEL GOCH, NANTGLYN

The Head of Planning Services submitted his written report relating to the above application for a Wind farm and seeking members views on the possibility of visiting other existing wind farm site together with a site visit to the current application site in order to assist Members when considering the current application.

RESOLVED *that site visits be arranged to both the application site and to the site of an established wind farm, with all Members of the County Council being invited to attend and officers making suitable transport arrangements and subject to Attendance Allowance not being payable.*

1087. DEVELOPMENT OF SCIENCE TECHNOLOGY PARK, LAND TO WEST OF ABERGELE BETWEEN A55 AND A547

The Head of Planning Services submitted his written report advising Members of the recent decision by Conwy County Borough Council to grant outline planning permission for the development of 14.8 ha of land as a Science Technology Park at a greenfield site located between the A55 and A547 immediately to the West of the built up area of Abergele.

RESOLVED that:-

- (a) *Denbighshire County Council object to the grant of planning permission and Officers write to the Welsh Assembly requesting that the application be 'called in', and*
- (b) *the local National Assembly Members be informed of Denbighshire's objection to the application.*

1088. DATE OF SITE VISIT

The Head of Planning Services written report (previously circulated) was submitted seeking approval for site visits arising from Agenda Item No. 2 to be held on Wednesday 26th April, 2000 and advising of the current membership of the Site Visit Panel.

RESOLVED that the approved site visits be held on Wednesday 26th April, 2000.

1089. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning Services submitted his amended written report (circulated at meeting) of applications for Planning Permission determined by him under delegated authority between 4th March, 2000 and 31st March, 2000.

RESOLVED that the report be received.

The Meeting closed at 11.15 a.m.
