

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Russell House, Rhyl, on Wednesday, 28th June, 2000 at 10.00 a.m.

PRESENT

Councillors F.D. Jones (Chair), D.W. Davies, M.LI. Davies, 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, D. Jones (substitute for P. Douglas), G. Jones, N.H. Jones, P.M. Jones, R.E. Jones, R.J.R. Jones, E.A. Owens (substitute for J. Butterfield), A.E. Roberts (substitute for S. Thomas), F. Shaw, J.A. Smith, K.P. Stevens, W.G. Thomas, K.E. Wells, E.W. Williams, P.O. Williams, and R.LI. Williams.

ALSO PRESENT

Head of Planning Services, Head of Legal and Administration, Principal Planning Officer (North), Principal Planning Officer (South), Principal Planning and Enforcement Officer, and Administrative Officer (G. Butler).

APOLOGIES FOR ABSENCE WERE SUBMITTED FROM

Councillors J. Butterfield, P. Douglas, S. Thomas and A.J. Tobin.

187. 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 Advert 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>
01/2000/338/PF	Proposed kitchen and bathroom extension to rear of dwelling at 5 Bryndedwydd, Denbigh, Denbighshire.
02/2000/220/PF	(Following consideration of an additional letter of representation from Ruthin Town Council). Erection of an extension to existing Town Hall, construction of new public lavatories, part conversion of former fire station as Citizens Advice Bureau including associated external alterations and landscaping proposals at Town Hall, Wynnstay Road, Ruthin, Denbighshire. SUBJECT to the following amended condition no. 3:- 3. No work shall be permitted to commence on the external site works involving the photoshoot/ceremony area until there has been submitted for the consideration of the Local Planning Authority:- (i) a fully detailed scheme showing the proposed hard and soft landscaping, levels/street furniture and related structures (including species, numbers and location), and surfacing materials, and

- (ii) such scheme has been approved in writing by the Local Planning Authority; and the Town Hall building shall not be brought into use until the approved details have been completed in accordance with the approved details.

02/2000/222/PF

(Following consideration of two additional letters of representation from Ruthin Town Council and CADW).

Demolition of existing buildings and retention of main facades of existing Council Offices, construction of new Council Office complex with associated alterations to accesses, provision of car parking and landscaping, temporary decant accommodation and construction access at Council Offices Denbighshire County Council, Station Road, Ruthin, Denbighshire.

SUBJECT to the following amended conditions nos. 4, 14 and 16 and new condition no. 18:-

4. No part of the office building shall be brought into use until the written agreement of the Local Planning Authority has been obtained to the timing of the completion of works on the main car park relative to the occupation of sections of the building and the removal of the temporary decant accommodation, and the car park layout shall be completed strictly in accordance with agreed time scale and the plans approved as part of this permission and related conditions.

14. No demolition shall be permitted to proceed on any part of the original office facade shown on Drawing N3587-F1, or on any part of the main office buildings which provide structural support to the Wynnstay Road/Market Street facade until the written approval of the Local Planning Authority has been obtained to the precise detailing of the extent of the structure to be retained, the method of demolition around it, the means of support of the new retained structure prior to redevelopment, and the means of bonding the facade to the new building, and the development shall proceed strictly in accordance with the approved details.

16. No works shall be permitted to commence on the construction of the office building or the laying out of the car park and means of access to the building until details of the arrangements to assist access and use for persons with disability have been submitted to, and have been approved in writing by the Local Planning Authority, to include for:-

- a) Details of the parking facilities for disabled persons incorporating level parking areas, 3.6m space width with hatch marking between spaces.

(Rest as b) and c).

18. No work shall be permitted to commence on the construction of the office building until full detailed plans of the internal courtyard elevations have been submitted to and have been approved in writing by the Local Planning Authority, and the development shall only proceed in accordance with the approved plans.

REASONS - in the interest of visual amenity.

02/2000/223/CA

(Following consideration of an additional letter of representation from Ruthin Town Council).

Demolition of existing buildings and retention of main facades of existing Council Offices to allow for construction of new Council Offices complex with associated alterations to accesses, provision of car parking and landscaping, temporary decant accommodation and construction access at Council Offices Denbighshire County Council, Station Road, Ruthin, Denbighshire.

- 02/2000/224/PF Erection of a building to provide corporate storage facilities relating to Council's new civic complex, incorporating car parking and associated servicing at Lon Parcwr Industrial Estate, Plot 8, Lon Parcwr. Ruthin, Denbighshire.
- 20/2000/320/PF Change of use of craft workshop to nursery at workshop at Brynmair, Llanfair Dyffryn Clwyd, Ruthin, Denbighshire.
- 27/2000/417/PF (Following consideration of an additional letter of representation from Mrs. M. Jones, Ivywood, Pentrefelin, Llangollen).
Change of use of land for the storage of motor vehicles awaiting restoration at Llangollen Motor Museum, Pentrefelin, Llangollen, Denbighshire.
SUBJECT to the following amended conditions nos. 2 and 3 and new condition no. 4:-
2. Within 1 month of the date of this permission, a landscaping scheme providing for a minimum 2 metre wide planting belt along the eastern boundary of the site shall be submitted for the consideration and written approval of the Local Planning Authority.
3. The landscaping scheme approved in accordance with condition 2 of this permission shall be undertaken within the first planting season after bringing into use of the site, and any trees or plants, within a period of five years of the completion of the planting scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
4. The land forming the subject of the application shall be used solely for the storage of vehicles awaiting repair and restoration by Llangollen Motor Museum, and shall not be used at any time for the storage of scrapped vehicles or parts thereof.
REASON - in the interests of visual amenity.
- 31/2000/490/PC (Subject to the receipt of no further representations raising planning matters not already covered in the report by 6th July, 2000).
(Following consideration of an additional letter of representation from British Gas and amended location plan distributed at the meeting).
Continuation of use of adjoining agricultural land as extension to residential curtilage, erection of single-storey pitched roof garage and retention of dog kennel (retrospective application) at Plas Bryn Celyn land adjoining Groesffordd Marli, Abergele, Denbighshire.
SUBJECT to the following amended conditions nos. 1 and 2, new condition no. 3 and note to applicant:-
1. Delete "first planting and seeding seasons".
2. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) order 1995 (or any order revoking and re-enacting that order with or without modification) no development permitted by the said Classes shall be carried out without [further grant of planning permission of the Local Planning Authority on both the extended residential curtilage hereby permitted and the original garden area]
REASON - in the interests of visual amenity.
3. The garage and dog kennels hereby permitted shall be used for purposes ancillary to the residential use of Plas Bryn Celyn only and not for any business purposes.
REASON - in the interests of residential and visual amenity.
Note to Applicant - You are advised that Transco indicate that a high pressure gas pipe line lies in the vicinity of the application site.

Enclosed is a plan indicating the location of the pipe line and a code of practice for working in the vicinity of such pipes.
(Councillor N.H. Jones abstained from voting on this matter).

- 41/2000/341/PF Erection of two storey extension to side of dwelling to create ground floor double garage with bedroom above at Pandy Cottage, Bodfari, Denbigh, Denbighshire.
- 43/2000/301/TP Felling, pruning and thinning works to trees within Area A1 on plan annexed to the Prestatyn Urban District Council Tree Preservation Order No. 2, 1973 at Brookdale Cottage, Cefn Y Gwrych, Prestatyn, Denbighshire.
SUBJECT to the following amended and new conditions nos. 3, 4 and 5 covering:-
3. Specify replacement planting larger than 2m high.
4. Notice of works/clarify what is removed.
5. No burning of rubbish under tree canopies.
(Councillor N.J. Hughes voted against this proposal).
- 43/2000/381/PC Retention of roller shutter blinds to shop window and door and canopy over doorway (retrospective application) at 2 Kings Avenue, Prestatyn, Denbighshire.
- 43/2000/432/PC (Following consideration of 16 additional letters of representation from the Head of Highways; Peter Ball, 11 Padarn Close, Saltney; J.C. and J. Price, 17 Awelon Mor, Prestatyn; P. Melson, 4 Awelon Mor, Prestatyn; Robert Marton, 7 Aspen Grove, Kinmel Bay; B. & R. Bethell, 129 Victoria Road, Prestatyn; J. Clark, Ellesmere Port (on behalf of Awelon Mor); S. Hale, Prestatyn (on behalf of 6 Awelon Mor); T. Hill, Penymynydd; A. Melson, 4 Awelon Mor; L.M. Mairs, 7 Adele Ave, Prestatyn; P. Holland, 3 Awelon Mor (signed by 24 residents); D. Wildgoose, Delfryn, Ffordd Penrhwyfya, Prestatyn; S. Forshaw (no address) and A. Brease, 15 Awelon Mor, Prestatyn against the application and the Applicant in support of the application).
Continuation of use of land for siting of temporary building for office use and sale and display of motor vehicles (retrospective application) at Beach Service Station, Victoria Road, Prestatyn.
SUBJECT to the following amended condition no. 3, new conditions nos. 6, 7 and 8 and notes to applicant.
3. Notwithstanding the details submitted with this application the temporary office building shall be re-sited within one month of the date of this permission to the position marked on the attached plan dated 29th June, 2000.
REASON - in the interests of visual and residential amenity.
6. The use hereby permitted shall be limited to the sale and display of motor cars only.
REASON - in the interests of visual and residential amenity.
7. Concurrent with the re-siting of the temporary office building required by Condition 3, the building shall be sited and/or altered to ensure that no window or doors face north (towards 1 Awelon Mor).
REASON - in the interests of residential amenity.
8. No testing or repairs of vehicles for sale and display shall be carried out on the open areas of the site.
REASON - in the interests of visual and residential amenity.
Note to applicant - Highway and Supplementary Notes - 1, 3, 4, 5 and 10.
Discussion ensued regarding the timing of a request for a site visit on this proposal. This request was made following a long debate on the

merits of the proposal and some Members felt this was against Standing Orders which required any request for a site visit to be made at the outset, and if agreed, no further debate should then take place. The Head of Legal and Administration considered that in this case, the possible advisability of a site visit only became clear during the debate and the request was justified.

Upon being put to the vote, the request for a site visit was defeated by 13 votes to 12. (Councillors Neville Hugh Jones and M German wished it to be noted that they voted for a site visit).

The motion to grant or refuse planning permission was then put.

It was resolved to GRANT Planning Permission.

(Councillors M.A German, I.M. German and J.R. Hughes wished it to be noted that they voted to refuse permission).

43/2000/443/PF

(M. Dakeyne declared an interest in the following application and left the Chamber during consideration thereof).

(Following consideration of two additional letters of representation from the Head of Highways and New Development Consultants).

Erection of single-storey extension to provide 4 no. classrooms with covered walkway link to existing school and construction of temporary access and access tracks for construction vehicles (amendment to application reference: 43/708/99/PF) at Penmorfa CP School, Dawson Drive, Prestatyn, Denbighshire.

SUBJECT to the following notes to applicant nos. 1, 2, 3, 4 and 5:-

1. You are advised that construction vehicles connected with the building of the extension should not deliver to or leave the site between the following times:-

08.30 hours to 09.15 hours, and 15.00 hours to 16.00 hours to avoid school opening and closing times.

2. Your attention is drawn to the attached Highway Supplementary Notes nos. 1, 2, 3, 4, 5 and 10.

3. Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

4. Please note that this development shall be drained on a separate system. For further information please contact New Development Consultants on 01492 543950.

5. No new connection to the public sewerage system shall be permitted without prior approval and supervision of New Development Consultants.

43/2000/455/PF

(Following consideration of two additional letters of representation from Prestatyn Town Council and D. Dervish, 16 The Brae, Meliden).

Erection of two storey-pitched roof extension at rear of dwellinghouse at 14 The Brae, Prestatyn, Denbighshire.

43/2000/469/PF

(Following consideration of two additional letters of representation from Prestatyn Town Council and the Head of Highways (requesting deferral)).

Demolition of front section of existing factory unit and erection of new two-storey front extension (Class B1) at 21 Factory Units, Kings Avenue, Prestatyn, Denbighshire.

SUBJECT to the following new condition no. 9:-

8. The materials and external colours indicated in Drawing No. AL[0]03 are not approved. Further details of the materials and external colour finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and only the approved colour scheme shall be used.

REASON - in the interest of the appearance of the development in the street scene.

45/2000/297/PF Change of use and alterations to former shop and dwelling to create 2 no. self-contained flats at 47 Rhuddlan Road, Rhyl, Denbighshire.

47/2000/295/PF (Councillor R.LI. Williams declared an interest in the following application and left the Chamber during consideration thereof). Demolition of existing dwelling and buildings and erection of replacement dwelling; construction of new vehicular access and installation of new sewage treatment plant at Tyddyn Arthur Waen, St. Asaph, Denbighshire. Councillors N H Jones and M LI Davies abstained. Query was raised regarding whether Councillor Lloyd Williams' involvement in this application required reference of the application to Full Council. It was resolved that Councillor Williams' relationship with the applicant (his daughter) did not fall into a category in the Delegation Scheme requiring Full Council approval.

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

<u>Application No.</u>	<u>Description and Situation</u>
02/2000/221/LB	<p>(Following consideration of an additional letter of representation from Ruthin Town Council).</p> <p>Erection of an extension and internal alterations to Town Hall, internal alterations to Fire Station to accommodate Citizens Advice Bureau, demolition and reconstruction of adjoining public lavatories, and minor works to exterior of buildings at Town Hall, Wynnstay Road, Ruthin, Denbighshire.</p> <p>SUBJECT to the following amended condition no. 3:-</p> <p>3. No work shall be permitted to commence on the external site works involving the photoshoot/ceremony area until there has been submitted for the consideration of the Local Planning Authority:-</p> <p>(i) a fully detailed scheme showing the proposed hard and soft landscaping, levels/street furniture and related structures (including species, numbers and location), and surfacing materials, and</p> <p>(ii) such scheme has been approved in writing by the Local Planning Authority; and the Town Hall building shall not be brought into use until the approved details have been completed in accordance with the approved details.</p> <p>The Head of Legal and Administration advised Committee on the legal procedures necessary, particularly with regard to the Listed Building application. As the County Council are not the applicants in this case, there is no additional requirement to have the PFI applications determined by the National Assembly. The National Assembly have the power to "call in" the applications if it is deemed necessary, and the Listed Building Application will be referred to CADW in the usual way.</p>

(b) *The following applications be deferred for the reasons indicated:-*

<u>Application No.</u>	<u>Description and Situation</u>
28/1999/945/PF	(Following consideration of an additional letter of representation from New Development Consultants). Demolition of existing buildings and development of land by erection of 4 terraced dwellings, construction of new vehicular/pedestrian access and provision of associated parking areas at Bryn Arwel Builders Yard, Denbigh Street, Henllan, Denbigh, Denbighshire. REASON - further details of sewage/water drainage capacity in Henllan is required.
45/2000/346/LB	(Following consideration of four additional letters of representation from the Applicant; T. Ligema, 77 Talargoch, Meliden; Mr. G. Owen, 36 Southside, Clapham Common, London and Mrs. J. Brown, 17 Grenville Avenue, Rhuddlan). Proposed demolition of a Grade II listed church building at St. John's Church, Wellington Road, Rhyl, Denbighshire. REASON - to allow further negotiation to take place.

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

Further to Minute No. 1087 of 19th April, 2000, the Head of Planning Services submitted his written report (previously circulated) advising Members of the unsuccessful outcome of a request to the National Assembly that the above application be "called in".

RESOLVED *that the contents of the report be noted.*

189. ENFORCEMENT MATTERS

(i) ENF/170/99/S Land at Llanucha Bryneglwys, Corwen.

- Condition of land adversely affecting the amenity of the neighbourhood:
- Unauthorised use of land for the storage of builders materials and scrap items:
- Non return of Requisition for Information Notice (Section 330 of the Town and Country Planning Act, 1990)

RESOLVED *that authorisation be granted for the following:-*

- (a) *service of a notice under the provisions of Section 215 of the Act requiring such steps as are considered necessary to be taken to remedy the condition/appearance of the land;*
- (b) *instigation of prosecution proceedings or other appropriate action under the Planning Acts against the person or persons on whom any notices are served or against whom legal action is taken should they fail to comply with the requirements thereof, and*
- (c) *instigation of prosecution proceedings against the recipient of the Requisition for Information Notice served under Section 330 of the Town and Country Planning Act, 1990 who has failed to return the notice as required in the time specified.*

- (ii) ENF/321/98/S and ENF/127/00/S Nos 1 and 7 Railway Terrace, Ruthin

Unacceptable uPVC replacement windows to No. 1 Railway Terrace and unacceptable uPVC replacement windows and door to No. 7 Railway Terrace, Ruthin

(Councillor E.W. Williams declared an interest in this item).

RESOLVED that authorisation be granted for the following:-

- (a) *service of a Listed Building Enforcement Notice to ensure the removal of the unauthorised plastic windows at No. 1 and No. 7 Railway Terrace and the removal of the unauthorised plastic door at No. 7 Railway Terrace and to secure their replacement with traditional features;*
- (b) *that the Notice be served as soon as possible but that a period of 18 months for compliance is given in order to allow a reasonable period for officers to investigate the potential for funding for the renovation of the whole terrace, which may include assistance with the need to comply with the requirements of the Listed Building Enforcement Notices, and*
- (c) *Instigate prosecution proceedings or other appropriate action under the Planning Acts against the person or persons on whom any Notices are served or against whom legal action is taken should they fail to comply with the requirements thereof.*

190. DATE OF SITE VISIT

There being no site visits required, this item was withdrawn.

191. 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 6th May, 2000 and 9th June, 2000.

Councillor M.LI. Davies requested that developments at Bodelwyddan Castle be monitored with particular regard to proposals granted under delegated powers (Code Nos. 40/2000/263 and 40/2000/264/LB

RESOLVED that the report be received.

The Meeting closed at 11.50 a.m.
