

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Town Hall, Ruthin, on Wednesday, 26th July, 2000 at 10.00 a.m.

PRESENT

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

ALSO PRESENT

County Clerk, Head of Planning Services, Principal Planning Officer (North), Senior Planning Officer (South), Principal Planning and Enforcement Officer, and Administrative Officer (G. Butler)

APOLOGIES FOR ABSENCE WERE SUBMITTED FROM

Councillors D.W. Davies, M.L.I. Davies, N.J. Hughes, S. Thomas, K.P. Stevens, and E.W. Williams.

329. 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> |
|------------------------|---|
| 01/2000/356/PF | Change of use of offices and brewery to educational training centre, including the installation of new roof light, formation of glazed canopy entrance and associated paving at former Buttermarket, Chapel Place, Denbigh. |
| 01/2000/339/AD | (Following consideration of 1 additional letter of representation from Denbigh Town Council (on amended plans)). Proposed removal of existing signage and erection of:- 1. Three external illuminated signs 2. One non-illuminated pole sign 3. Various non-illuminated information signs at Somerfield Stores Ltd., Vale Street, Denbigh. |

- 01/2000/366/PF (Following consideration of 1 additional letter of representation from Wynn Rogers, Denbigh on behalf of Mr Pritchard, Vale Street).
Erection of an extension to St. Patrick's boarding house at Howells School, Park Street, Denbigh.
- 01/2000/367/PF (Following consideration of 1 additional letter of representation from Wynn Rogers, Denbigh on behalf of Mr Pritchard, Vale Street).
Erection of an extension to St. Andrew's boarding house at Howells School, Park Street, Denbigh.
- 01/2000/368/PF (Following consideration of 1 additional letter of representation from Wynn Rogers, Denbigh on behalf of Mr Pritchard, Vale Street).
Erection of an extension to St. George's boarding house at Howells School, Park Street, Denbigh.
- 02/1999/932/PO(Following consideration of 1 additional letter of representation from Ruthin Town Council (on amended plan)).
Development of land by the erection of 3 no. dwellings (outline application) at Crispin, Mill Street, Ruthin.
- 02/2000/408/PF Amended proposal to erect 6 no. 5 metre high lighting columns, and repositioning of columns and lighting cable, along footpath linking Llanrhydd Street to Brynhyfryd School at Ysgol Brynhyfryd, Mold Road, Ruthin.
- 16/2000/483/PF (Following consideration of 2 additional letters of representation from H G Jones, Llys Ial, Ruthin and National Assembly (Transport Directorate).
Proposed change of use from domestic store and stables to a leisure club incorporating gymnasium, sunbed, aromatherapy room (first floor), swimming pool, changing rooms, sauna and spa with associated cafe, reception and servery (ground floor), and associated parking area at Rhydwrrial, Mold Road, Ruthin.
(Councillors D. Jones, N. Hugh Jones and A.E. Fletcher -Williams wished it to be noted that they voted to Refuse this proposal)
- 27/2000/423/PF (Following consideration of 2 additional letters of representation from Environment Agency and Head of Highways (Public Rights of Way Officer).
Erection of agricultural buildings to include a cattle housing and fodder store, a sheep/cattle handling building and a grain silo at Abbey Farm, Llantysilio, Llangollen.
SUBJECT to the following new note to applicant:-
A Public Footpath abuts the site area and the use of this path must not be disrupted during any future works.
- 28/1999/945/PF (Following consideration of 4 additional letters of representation from Mrs Joan Appleby, 14 Maes yr Efail, Henllan, Mrs E M Williams, Bryn Teg, Denbigh Street, Henllan, Mr and Mrs J E Styche, Parc y Llan, Henllan and Mrs J E Dunseath, 9 Parc y Llan, Henllan).
Demolition of existing buildings and development of land by erection of 4 terraced dwellings, construction of new vehicular/pedestrian access and provisions of associated parking areas at Bryn Arwel Builders Yard, Denbigh Street, Henllan, Denbigh.
SUBJECT to the following amended condition no. 7 and new note to applicant:-

7. ".....in accordance with detailed plans to be submitted to and approved in writing with the Local Planning Authority prior to the commencement of the development."

Notes To Applicant:

CH1 (Highway Supplementary Notes)

CH3 (Part N Form enclosed).

45/2000/345/PF Erection of conservatory to side of dwellinghouse and retention of 1.6 metre high boundary fence at 18 Molyneux Road, Rhyl.

46/2000/463/PF (Following consideration of 1 additional letter of representation from St. Asaph Town Council).
Renewal of planning permission reference: 2/APH/431/94 for erection of hotel accommodation comprising 21 no. self-catering apartments, formation of car park and alterations to vehicular access at Talardy Park Hotel, The Roe, St. Asaph.
SUBJECT to the following amended conditions 7, 9, 10 and 12 and new notes to applicant:-
7. Drawing No. 2422/100A
9. Drawing No. Q212/5/D
10. Drawing No. Q212/5/D
12. This permission relates, so far as highway works are concerned, to the enabling works only as indicated on Drawing No. 2422/100/A.
REASON - to ensure the works do not affect the trees to the west of the enabling works.
Notes to Applicant:
CH1 (Highway Supplementary Notes)
CH2 (Need for Section 278 Agreement)
CH3 (Part N Form).
(Councillor I German abstained from voting on this proposal)

47/2000/238/PO(Following consideration of 1 additional letter of representation from Community Council of Tremeirchion, Cwm and Waen).
Development of 0.29 hectares of land by the demolition of the existing storage building and erection of new pitched-roof building for storage of vintage cars, erection of 3 no. detached dwellings, construction of new vehicular/pedestrian accesses and installation of new septic tanks - amendment to Planning Application Ref 47/163/99/PO (outline application) at Mount View, Part Field No. 1685 and part garden of Holywell Road, Rhuallt, St. Asaph.
SUBJECT to the following amended condition no. 9:-
9. The building hereby permitted shall be used for storage purposes only ancillary to the White House Hotel unless otherwise agreed in writing by the Local Planning Authority.

(ii) Refusals

Application No. Description and Situation

08/2000/061/PODevelopment of land by the erection of one dwelling and construction of a new vehicular access (outline application) at Land at Waterfall Road, Cynwyd, Corwen.

09/2000/203/PS (Following consideration of 1 additional letter of representation from Mrs R M Davey requesting deferral).
Removal of occupancy condition previously imposed under planning permission code no. 19/8259 at Otters, Maes y Coed Terrace, Afonwen, Mold.

- 15/2000/147/PS Following consideration of additional plan circulated at the meeting).
Removal of agricultural occupancy condition previously imposed under planning permission code no. 25/8809 (Glyndwr) at Cam Uchaf, Llandegla Road, Llanarmon-yn-Ial, Mold.
- 15/2000/283/PO(Following consideration of additional plan circulated at the meeting).
Development of land by the erection of an agricultural worker's dwelling, alterations to existing vehicular access and installation of a new septic tank (outline application) at Cae Gwyn, Llanarmon-yn-Ial, Mold.
SUBJECT to the following new reason no. 2:-
2. The Local Planning Authority considers that there are other possible options for obtaining accommodation to meet the demand such as a dwelling in the village of Llanarmon-yn-Ial, Llandegla or Graianrhyd; a dwelling with an agricultural occupancy condition which is for sale in the locality or the conversion to residential accommodation of an existing outbuilding adjacent to Creigiog Ucha.
- 15/2000/370/PO(Following consideration of 1 additional letters of representation from H E Jones (applicant) requesting deferral and additional plan circulated at the meeting).
Development of land by the erection of an agricultural workers dwelling and installation of a new septic tank (outline application) at Rhiw Ial Farm, Back Road, Llanarmon-yn-Ial, Mold.
- 17/2000/391/PF Proposed siting of residential caravan for agricultural worker and installation of a new septic tank at Land at Pant, Llandegla, Wrexham.
SUBJECT for the following reason no. 2:-
The Local Planning Authority consider that the siting of a caravan as permanent residential accommodation would be detrimental of the character of the Outstanding Landscape Area and Special Landscape Area contrary to adopted Local Plan policies L1, L16 and Structure Plan: First Alteration Policy H5.

(b) *The following applications be deferred to enable additional plans to be submitted:-*

| <u>Application No.</u> | <u>Description and Situation</u> |
|------------------------|--|
| 40/2000/364/OB | (Councillor K Wells declared an interest in the following application and left the Chamber during consideration thereof). Application for discharge of planning obligation (Section 52 Agreement) on Application Ref No. 2/BOD/739/79 in respect of occupancy of dwelling (managers accommodation) at Faenol Fawr, Rhuddlan Road, Bodelwyddan, Rhyl. Additional plans awaited. |
| 40/2000/525/PF | (Councillor K Wells declared an interest in the following application and left the Chamber during consideration thereof). Partial demolition of nightclub and conversion to 1 no. dwelling and conversion of holiday chalets to 1 no. dwelling at Faenol Fawr, Former Poppies Nightclub and Holiday Chalets, Rhuddlan Road, Bodelwyddan, Rhyl. Additional plans awaited. |

40/2000/526/LB (Councillor K Wells declared an interest in the following application and left the Chamber during consideration thereof).
 Partial demolition of nightclub and conversion to 1 no. dwelling and conversion of holiday chalets to 1 no. dwelling at Faenol Fawr, Former Poppies Nightclub and Holiday Chalets, Rhuddlan Road, Bodelwyddan, Rhyl.
 Additional plans awaited

(c) *The following applications be deferred to enable site visits to be undertaken:-*

| <u>Application No.</u> | <u>Description and Situation</u> |
|------------------------|--|
| 03/2000/478/LB | (Following consideration of 1 additional letter of representation from The Georgian Group). (a) proposed removal of render from the front elevation of 15 Bridge Street, Llangollen (b) Retention of stone rubble front elevation of 17 Bridge Street at 15 and 17 Bridge Street, Llangollen. |
| 27/1999/734/PF | (Following consideration of 1 additional letter of representation from Llangollen Town Council). Erection of a workshop building for the repair/restoration of railway carriages/wagons incorporating a museum facility at Pentrefelin Sidings, Abbey Road, Llangollen. All Members to be invited to view the site. |
| 43/2000/372/PF | (Following consideration of 4 additional letters of representation from Prestatyn Town Council - objection, N.E. Wales Registration and Inspection Unit - no objections, T D Wrigley, resident, Councillor S Drew - requesting site visit). Erection of single storey extension to provide 9 no. bedrooms and associated day space to nursing home at 61-63 Priory House Residential Home, Gronant Road, Prestatyn. |

330. APPEAL DECISION ON PROPOSED DWELLING ON GARDEN OF CORNERWAYS, UPPER BRYNTIRION DRIVE, PRESTATYN

The joint report of the County Clerk and Head of Planning Services was submitted advising Members of an appeal decision relating to proposed residential development at Cornerways, Upper Bryntirion Drive, Prestatyn.

RESOLVED that the report be received. Members suggested the need to notate all affected trees on plan and consideration given to the effect any development would have upon them

331. TOWER BEACH, PRESTATYN - APPEAL COSTS

The Head of Planning Services submitted his written report (previously circulated) advising upon the settlement of appeal costs relating to the above appeal.

RESOLVED that the report be received.

332. ST. ASAPH BUSINESS PARK - STREET NAMING

Members considered alternative suggested street naming schemes for the St. Asaph Business Park.

RESOLVED that:-

- (a) *the original scheme submitted by the Welsh Development Agency be adopted for the Business Park, subject to no duplication of "William", as follows:-*
- *The Spine Road (Road 1) be given the road name for its full length - Ffordd William Morgan;*
 - *the main estate road south of Glascoed Road (Road 2) - Ffordd Richard Davies;*
 - *The first cul-de-sac north of Glascoed Road (road 3) - Llys Edmund Prys;*
 - *Subsequent Cul-de-sacs north of Glascoed Road - Llys Thomas Huet, Llys John Davies and Llys Gabriel Goodman, and*
- (b) *Ffordd y Faenol be not approved in any event due to the number of address points within Bodelwyddan containing the word "Faenol".*

333. PROPOSED WINDFARM AT TIR MOSTYN & FOEL GOCH, NANTGLYN

The Head of Planning Services submitted his written report (previously circulated) advising Members of the current position in relation to the above application.

RESOLVED that the report be received.

334. EXTENSION TO BURLEY HILL QUARRY MAESHAFN: PROPOSED VISIT TO SIMILAR SITES

The Head of Planning Services submitted his verbal report outlining the responses received in relation to the above application and advising that revisions to the scheme were expected by mid. September and a further report would be submitted to the Planning Committee in due course.

335. ENFORCEMENT MATTERS

- (i) ENF/181/99/S 17 Bridge Street, Llangollen
- Removal of render from external front facade.

RESOLVED that enforcement action be deferred to await outcome of Planning Application which is the subject of a site Visit.

- (ii) ENF/434/99/N 4 No. Lay-Bys on the A55 at Rhualt Hill (2 No. Westbound and 2 No. Eastbound)

Use of land for stationing of mobile unit for the purpose of serving refreshments and associated vehicle parking for customers.

RESOLVED that authorisation be granted for the following:-

- (a) *service of an Enforcement Notice to bring about the cessation of the catering use and removal from the land of the mobile units and all other articles associated with the catering use but that this action be deferred for a period of six months and before the service of the notice, an update report be taken back to Committee;*

- (b) *instigation of prosecution proceedings or other appropriate action under the Planning Acts, if the person or persons on whom any notices are served or against whom legal action is taken, fail to comply with the requirements thereof, and*
- (c) *that representatives of the National Assembly be invited to attend discussions with officers on this issue.*

336. 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 2nd August, 2000 and advising of the current membership of the Site Visit Panel.

RESOLVED that the approved site visits be held on Wednesday 2nd August, 2000.

337. 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 10th June, 2000 and 7th July, 2000.

RESOLVED that the report be received.

338. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that under Section 100A (4) of the Local Government Act 1972, the Press and Public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 7 of Part 1 of Schedule 12a of the Local Government Act 1972.

339. AGRICULTURAL APPRAISALS

Relating to Application Nos.

Item No. 12 Application No. 15/2000/283/PO Cae Gwyn, Llanarmon Yn Ial
Item No. 13 Application No. 15/2000/370/PO Rhiw Ial, Llanarmon Yn Ial
Item No. 15 Application No. 17/2000/391/PF Maes Gwyn, Pant Llandegla.

RESOLVED that the reports be received.

The Meeting closed at 11.50 a.m.
