

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Town Hall, Ruthin on Wednesday, 29th November, 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, J.R. Hughes, N.J. Hughes, N.H. Jones, D. Jones (substitute for D.W. Davies), G. Jones, M.M. Jones (substitute for P.O. Williams), P.M. Jones, R.E. Jones, R.J.R. Jones, D.M. Morris (substitute for S. Thomas), E.A. Owens, F. Shaw, J.A. Smith, W.G. Thomas, A.J. Tobin, K.E. Wells, C.H. Williams and R. Ll. Williams.

ALSO PRESENT

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

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors D.W. Davies, D.M. Holder, R.W. Hughes, K.P. Stevens, S. Thomas and P.O. Williams.

807. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report by 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>
02/2000/0946/PF	(Following consideration of a correction to the officer's report (Block E is involved not Block F as stated) together with an additional letter of representation from the Head of Highways). Construction of a glazed link building between two existing buildings at Yr Hen Garchar (Council Offices), 46 Clwyd Street, Ruthin, Denbighshire.
05/2000/1015/PO	(Subject to the receipt of no further representations raising planning matters not already covered in the report by 6th December, 2000). (Following consideration of four additional letters of representation from the National Assembly (Transport Directorate); the Head of Highways; D.E. Jones, Bradford House, Corwen and Mr. Cowan, Corwen Chamber of Commerce). Demolition of former library and youth centre buildings and erection of 3 business units (Use Class B1) (outline application) at former Library/Youth Club, Off London Road, Corwen.

06/2000/0862/PF

Surfacing works, including decking area and associated works to external area and car park (partly retrospective) at Rose & Crown, Gwyddelwern, Corwen.

SUBJECT to the following amended conditions nos. 1 and 3 and New Condition no. 5:-

1. No further development shall be permitted to continue until the written approval of the Local Planning Authority has been obtained to the stone and copings to be used on the walls, the finish of the oak posts, stone piers and natural stone setts, and the development shall only proceed in accordance with the approved details.

3. All parking areas shown on the plans shall be laid out, surfaced and maintained as parking areas at all times. The existing stone wall adjoining the parking area shown on the approved plan shall be maintained at the existing height at all times.

5. All excavation works within a distance of 5 metres from the trunk of trees within or adjacent to the application site shall be carried out by hand, and in the event that main tree roots are exposed, none shall be severed and measures shall be taken to safeguard the roots in conjunction with the construction of the parking area.

08/2000/0035/PS

(Councillor N.J. Hughes declared an interest in the following application and left the Chamber during consideration thereof).

(Following consideration of a correction to table 1 ("0600 on Saturday") and two additional letters of representation from R. Roberts (Noswyl, Cynwyd - 2nd letter) and Mrs. C.W. Upton, Nantyr, Cynwyd (2nd letter)).

Operation of galvanising plant between 0600 hours to 2200 hours Mondays-Fridays, and 0600 hours - 1200 hours on Saturdays (current hours of operation 0700 hours - 1800 hours Mondays - Fridays, 0700 hours to 1200 hours on Saturdays and no working on Sundays, Bank Holidays or other National Holidays) together with changes to associated vehicular site movements and alterations in working practice to provide noise control measures at The Smithy, Ifor Williams Trailers Ltd., Cynwyd, Corwen.

SUBJECT to the following amended condition number 3:-

3. The increased hours of operation of the galvanising plant shall not be undertaken until the measures approved in accordance with Condition 2 of this permission have been implemented to the written satisfaction of the Local Planning Authority.

41/2000/0912/PF

(Subject to the receipt of no further representations raising planning matters not already covered in the report by 11th December, 2000).

(Following consideration of an amendment to report Paragraph 2 - "24 no. spaces now being provided including 2 for disabled").

Change of use of land from agricultural to form car park for church and alteration of existing vehicular access at The Glebe, Part OS Field No. 2320, Bodfari, Denbigh.

SUBJECT to the following amended conditions nod. 2, 5 and 7 and new conditions nod. 9, 10, 11 and 12:-

2. Substitute "walls" for "buildings".

5. (c) "proposed materials to be used for the kerbs to the car park".

7. "1m in height".

9. Development shall not commence until details of the proposed levels of the entrance and car park have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved levels.

REASON - in the interests of visual and residential amenity.

10. The use of the car park hereby permitted shall not commence until the parking and spaces shown on the approved plan have been surfaced and marked out.

REASON - in the interests of visual and residential amenity.

11. Details of any gates or barriers to be provided to the entrance of the car park shall be submitted to and approved in writing by the Local Planning Authority prior to their erection.

REASON - in the interests of visual amenity and highway safety.

12. The car park shall be available for public use at all times.

REASON - to give effect to part of the justification for the proposal.

43/2000/0894/PF

Change of use of shop to offices, construction of new vehicular access and erection of stone wall and railings to frontage at Tan-Y-Don Caravan Park, 263, 269 and 279 Victoria Road, Prestatyn.

SUBJECT to the following amended condition no. 4, new condition no. 7 and new note to applicant:-

4. Last sentence to read "These areas shall be laid and marked out prior to the commencement of the new access and caravan display area".

7. The area for the display of 2 no. static caravans to the east of the new access shall not be used until the frontage stone wall and railings and new access have been completed.

REASON - in the interests of visual amenity and highway safety.

Note to applicant - The Highway Authority advises that there will be a need for consent under Section 184 of the Highways Act for the new access.

The Denbighshire Access Group have advised that the entrances to the office should be level, with doors a minimum of 850mm wide with ramped access. Dropped kerbs should be flush with the roads and be conveniently placed. Provision should be made for disabled parking spaces which should be 3.6m wide.

43/2000/0928/PC

Retention of porch and conservatory at rear of dwellinghouse (retrospective application) at 15 Sea Road, Prestatyn, Denbighshire.

SUBJECT to the following new condition no. 1:-

1. A 2m high screen fence shall be erected on the site boundary of the property with 13 Sea Road, as indicated on the attached plan within 2 months of the date of this permission.

REASON - in the interests of the privacy of the adjacent occupiers.

43/2000/0925/PF

(Following consideration of an additional letter of representation from Dr. K.M. Jones, 5 Calthorpe Drive, Prestatyn).

Erection of extension at rear and alterations to roof including provision of dormer windows to front and sides of dwellinghouse at 3 Calthorpe Drive, Prestatyn, Denbighshire.

SUBJECT to the following new condition no. 3:-

3. The first floor windows to the side elevations of the development hereby permitted shall be glazed with obscure glass prior to the occupation of the extension and therefore retained as such.

REASON - in the interests of the privacy of adjoining occupiers.

43/2000/1002/PF

(Following consideration of three additional letters of representation from Prestatyn Town Council; British Gas and New Development Consultants).

Erection of 2 no. 270 sq. m industrial units (Class B1 or Class B2), access road and parking at Part of Old Gasworks Site, Ffordd Pedyffryn, Prestatyn, Denbighshire.

(ii) Refusals

<u>Application No.</u>	<u>Description</u>
05/2000/0889/PO	<p>(Following consideration of an additional letter of representation from the applicants agent (Jones Peckover)).</p> <p>Development of 0.21 ha of land for residential purposes, construction of new vehicular and pedestrian accesses (outline application) on Land Adjoining Llwyn Onn, Glyndyfrdwy, Corwen.</p> <p>For the following amended reason no. 1:-</p> <p>1. The site is located outside the development boundary for Glyndyfrdwy in the emerging Denbighshire Unitary Development Plan, and in the absence of any formal objections to the land allocation in the Plan for the village, the Local Planning Authority consider significant weight should be attached to it in the determination of the application, in particular as the proposal is in conflict with Policies GEN 1 and GEN 4 of the Unitary Development Plan. It is the view of the Local Planning Authority that there is adequate, feasible and suitable land available elsewhere in the village for the limited housing market in the locality, and that the development would be difficult to assimilate into the landscape on a sloping and conspicuous site within a Special Landscape Area, and a proposed Area of Outstanding Beauty.</p>
05/2000/0891/PO	<p>(Following consideration of an additional letter of representation from the applicants agent (Jones Peckover)).</p> <p>Development of 0.07 ha of land for residential purposes, construction of new vehicular and pedestrian accesses (outline application) at Land Adjoining Llwyn Onn, Glyndyfrdwy, Corwen.</p> <p>For the following amended reason no. 1:-</p> <p>1. The site is located outside the development boundary for Glyndyfrdwy in the emerging Denbighshire Unitary Development Plan, and in the absence of any formal objections to the land allocation in the Plan for the village, the Local Planning Authority consider significant weight should be attached to it in the determination of the application, in particular as the proposal is in conflict with Policies GEN 1 and GEN 4 of the Unitary Development Plan. It is the view of the Local Planning Authority that there is adequate, feasible and suitable land available elsewhere in the village for the limited housing market in the locality, and that the development would be difficult to assimilate into the landscape on a sloping and conspicuous site within a Special Landscape Area, and a proposed Area of Outstanding Beauty.</p>

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

<u>Application No.</u>	<u>Description and Situation</u>
43/2000/0900/PO	<p>(Following consideration of an alteration to paragraph 7 and two additional letters of representation from the Forestry Officer and Mr. R. Marten, 7 Aspen Grove, Kinmel Bay).</p> <p>Development of 0.19 hectares of land by erection of 2 no. dwellings and construction of new vehicular access (outline application) at Rear of 76/78, Land at 74 Gronant Road, Prestatyn, Denbighshire.</p> <p>REASON - to assess the impact of development on trees on site and the neighbouring dwellings.</p>

(c) *The following application be deferred:-*

<u>Application No.</u>	<u>Description and Situation</u>
43/2000/0967/PF	(Following consideration of an amendment to paragraph 2 and an additional letter of representation from Prestatyn Town Council). Installation of 4 no. 600 mm microwave dishes and 6 no. antennae and ancillary equipment at Scala Cinema & Tourist Information Office, 47 High Street, Prestatyn, Denbighshire. DEFER - to consult Public Protection on Health and Safety issues.

808. 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 Friday, 1st December, 2000 and advising of the current membership of the Site Visit Panel.

RESOLVED that the approved site visit be held on Friday, 1st December, 2000.

809. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning Services submitted his amended written report (circulated at the meeting) of applications for Planning permission determined by him under delegated authority between 14th October 2000 and 10th November, 2000.

RESOLVED that the report be received.

The meeting closed at 11.10 a.m.
