

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Russell House, Rhyl on Wednesday, 20th December, 2000 at 10.00 a.m.

PRESENT

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

ALSO PRESENT

Head of Planning Services, Legal Services Manager, 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, G. Jones, K.P. Stevens and S. Thomas.

868. 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>
01/2000/0750/PF	Erection of police station with associated parking and alterations to existing vehicular access at Land off Graig Road, Denbigh, Denbighshire. SUBJECT to the following amended conditions nos. 2 and 3 , deletion of 7 and 8 and new conditions nos. 4, 8, 9 and 12: including renumbering of conditions where necessary 2. The material to be used on the roof of the buildings shall be the thin profiled Redland Cambrian ties, or natural mineral slate. 3. No work shall be commenced on the construction of the face of any walls of the main building or the garage until the written approval of the Local Planning Authority has been obtained to the type of stone and mortar jointing, and render/dash it is proposed to use, in connection with which sample panels shall be erected on site for inspection. 4. The approved stonework and mortar jointing shall be used on the north west, south west and south east facing elevations of the main building. REASON - for the avoidance of doubt in the interests of visual amenity.

(renumber following conditions)

8. With the exception of the hedgerow planting along the west, north and east boundaries of the site which shall be increased to a minimum width of between 3 - 4 metres, the landscaping/planting shall be carried out in accordance with the landscaping scheme revision A received by the Local Planning Authority on 11 December 2000 and the general specification for landscaping received by the Local Planning Authority on the 18 December 2000.

9. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of the landscaping including the laying out of the open space shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years of 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.

REASON - to ensure that there is adequate maintenance of the landscaping/planting in the interests of visual amenity.

12. No security lighting or floodlighting shall be installed within the site without the prior written approval of the Local Planning Authority to the detailing, including type of columns, lighting system and intensity of light.

REASON - in the interests of visual amenity.

13. The position of the 2.4m high security fencing shall not be as shown on the landscaping plan ref: 1:200 11.12.00 A, received by the Local Planning Authority on the 11 December 2000, but shall be in accordance with such amended detailing as may be submitted to and as is approved in writing by the Local Planning Authority prior to the erection of the fencing.

REASON - in the interests of visual amenity.

05/2000/1015/PO

(Following consideration of three additional letters of representation from New Development Consultants; D.E. Jones, Bradford House, Corwen and E. Griffiths, Secretary, Corwen Pavilion Fund).

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, Denbighshire.

Councillor W.R. Webb wished it to be noted that the Corwen Chamber of Commerce were in favour of this proposal.

08/2000/0844/PF

Conversion of outbuilding to form one dwelling and installation of a septic tank at Outbuilding at Colomendy, Cynwyd, Corwen, Denbighshire.

SUBJECT to the following amended condition number 3:-

3. Any existing wall opening(s) to be blocked up and/or existing walls/stonework to be restored in accordance with the approved plans shall be carried out with materials which match those used on the existing walls of which they form part, in texture, type, colour, mortar and pointing, and the existence of the old openings shall be retained by recessing the face of the external skin of new sections of stone by a minimum of 50mm from the existing line of the external walls.

12/2000/0486/PF

(Councillor E.W. Williams declared an interest in the following application and left the Chamber during consideration thereof).

Change of use of business unit and store to shop and store at Canolfan Cae Cymro, Clawddnewydd, Ruthin, Denbighshire.

- 23/2000/1009/PF Proposed change of use to former pheasant rearing shed to furniture storage building (non-retail use and no external storage) at Llanrhaeadr Hall, Llanrhaeadr, Denbigh, Denbighshire.
SUBJECT to the following amended condition number 2:-
2. No materials, products, furniture or parts of furniture shall be stacked or stored on the site except within the building forming the subject of the application.
- 24/2000/1007/PO (Following consideration of three additional letters of representation from T. Hughes, Moelfa, Rhewl (2nd letter); S. Peasley, Hafod, Rhewl (2nd letter), and M.K. Jones and A. Howatson-Jones, 19 Cilgwyn, Rhewl).
Development of 0.1ha of land by the erection of one two storey dwelling and construction of a new vehicular access (outline application) on Land Adjacent to Drovers Arms, Rhewl, Ruthin, Denbighshire.
SUBJECT to the following new note to applicant:-
1. You are advised that the Local Planning Authority's attention has been drawn to the existence of private legal easements which may limit the right of connection to the drainage system. You should be aware that the grant of planning permission does not override any private legal restrictions which may exist on the implementation of a permission.
- 43/2000/0949/PF Installation of 1 no. Antenna on existing mast and associated equipment at NTL Transmitter Station, Gwaenysgor, Rhyl, Denbighshire.
- 43/2000/1004/PF Erection of pitched roof in lieu of flat roof over shop premises at 4 Station Road, Prestatyn, Denbighshire.
- 44/2000/1052/PF (Following consideration of an additional letter of representation from Rhuddlan Town Council).
Alterations to existing vehicular access at Bryngwyn Farm, St. Asaph Road, Rhuddlan, Rhyl, Denbighshire.
- 46/2000/0803/PF (Following consideration of five additional letters of representation from St. Asaph Town Council; Conservation Architect; Head of Highways; Welsh Assembly Highways and Forestry Officer).
Following a proposal and following the requisite number of Members requesting a recorded vote, the Chairman invited Members to vote for or against the granting of planning permission for the erection of 8 no. detached houses and alterations to existing vehicular/pedestrian access on land at Talardy Park Hotel, The Roe, St. Asaph, Denbighshire.
For the Proposal (16)
Councillors J. Butterfield, M. Ll. Davies, P. Douglas, K.N. Hawkins, N.J. Hughes, N.H. Jones, F.D. Jones, P.M. Jones, R.E. Jones, R.J.R. Jones, F. Shaw, J.A. Smith, W.G. Thomas, A.J. Tobin, C.H. Williams and E.W. Williams.
Against the Proposal (5)
Councillors A.E. Fletcher-Williams, I.M. German, M.A. German, P.O. Williams and R. Ll. Williams.
Abstained (1)
Councillor A.E.W. Jones.
Accordingly Members **RESOLVED** to GRANT planning permission
SUBJECT to the following amended and additional conditions nos. 6, 9, 12 and 13, and additional notes to applicant nos. 1, 2 and 3:-
6. The highway improvements to the A525 and site entrance including the formation of a deceleration lane; the provision of the

access road to serve the development (to minimum base coat level); and the closing off of the existing access as indicated on drawings nos. 2422/100/RevA and 2422/SK06/RevA shall be completed and available for use prior to the commencement of the erection of any dwellings hereby permitted. The improvements shall include for continued access to the Talardy Park Hotel and Tudor Lodge. The final dwelling of the development shall not be occupied until the aforementioned highway improvements and access road has been completed to adoption standards.

9. All excavation carried out within the crown spread of the trees to be retained as part of the development, including the 2 no. lime trees adjacent to the eastern garden wall shall be carried out by hand and no roots in excess of 50mm circumference shall be severed.

12. The new wall between the Orangery and the access road as shown on drawing no. 2422/SK06/A1 shall be erected prior to the occupation of any of the dwellings hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON - in the interests if the setting of the adjacent listed building, the Orangery.

13. No dwelling shall be occupied until the parking space(s)/garage and access thereto have been laid out/constructed in accordance with the approved plans.

Additional notes to applicant:-

1. Your attention is drawn to the attached Highway Supplementary Notes Nos 1, 3, 4, 5, 6, 7, 8, 9 and 10

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

3. Your attention is drawn to the following attached documents - Specification for Road Construction, General Notes for Highway Lighting Installations, and General Requirements for Traffic Signs and Road Markings.

46/2000/1021/PF Erection of conservatory at rear of dwellinghouse (partly in retrospect) at Queensland House, The Roe, St. Asaph, Denbighshire.

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

<u>Application No.</u>	<u>Description</u>
46/2000/0808/LB	Part demolition and alteration of existing garden wall at Land at Talardy Park Hotel, The Roe, St. Asaph, Denbighshire.
46/2000/1069/LB	(Subject to the receipt of no further representations raising planning matters not already covered in the report by 29th December, 2000). (Following consideration of four additional letters of representation from St. Asaph Town Council; Ancient Monuments Society; Solicitors acting for owner and Councillor Andrew Thomas). Demolition of existing building at Elwy Bank, High Street, St. Asaph, Denbighshire.

(iii) Refusals

<u>Application No.</u>	<u>Description</u>
43/2000/0900/PO	(Councillor A.E.W. Jones declared an interest in the following application and left the Chamber during consideration thereof).

(Following consideration of amended location plan circulated and three additional letters of representation from the Applicant; Prestatyn Town Council and Forestry Officer).

Development of 0.25 hectares of land by the erection of 2 no. dwellings and construction of new vehicular access (outline application) on land at 74, rear of 76/78 Gronant Road, Prestatyn, Denbighshire.

For the following amended reasons nos. 1 and 2:-

1. The proposed residential development of this rear garden area combined with the creation of an additional access point in the frontage would represent an unacceptable form of development detrimental to the character and appearance of the site, street scene and surroundings and the residential amenity of occupiers of neighbouring properties to the north and west and would set an unwanted precedent for similar forms of development in conflict with Policy R2 of the Rhuddlan Borough Local Plan, B5 of the Structure Plan and GEN7 of the Denbighshire Unitary Development Plan.

2. The proposal would adversely impact on the existing preserved ash tree on the site frontage by reason of the proximity of the access to the tree and its crown spread causing detriment to the health of the tree and affecting its contribution to the visual amenities of the street scene. In addition it is considered that there would be likely to be an impact upon the long term health, growth and amenity provided by the trees on the remainder of the site in view of the proximity of the dwellings to these trees.

Thus the proposal would be in conflict with Policy L7 of the Rhuddlan Borough Local Plan and Policy ENV7 of the Denbighshire Unitary Development Plan.

Councillor N.H. Jones wished it to be noted that he disagreed with the number voting to refuse permission but acknowledged that it was carried by a majority.

Councillor P.O. Williams Abstained from voting.

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

<u>Application No.</u>	<u>Description</u>
45/2000/1082/PF	<p>(Subject to the receipt of no further representations raising planning matters not already covered in the report by 28th December, 2000).</p> <p>(Following consideration of ten additional letters of representation from Rhyl Town Council; New Development Consultants; Head of Highways; Clwyd Alyn Housing Association; Community Strategy Partnership, Station House, Bodfari Street, Rhyl; Rhyl Environment Association; B.J. Lloyd, 18 Sussex Street Rhyl; P. Mandler, 19 West Kinmel Street, Rhyl; Peter Jarvis, 39 West Kinmel Street, Rhyl and Rhyl West Central Residents Association, 17A Abbey Street, Rhyl).</p> <p>Following a proposal to refuse planning permission and following the requisite number of Members requesting a recorded vote, the Chairman invited Members to vote for or against the officers' recommendation to grant planning permission for the erection of 16 no. dwellings, construction of new vehicular access and alteration to existing car park layout at Bel Market Site, West Kinmel Street, Rhyl, Denbighshire.</p> <p><u>FOR (to grant) (9)</u> Councillors M. Ll. Davies, K.N. Hawkins, N.H. Jones, F.D. Jones, R.E. Jones, J.A. Smith, E.W. Williams, P.O. Williams and R.Ll. Williams.</p> <p><u>AGAINST (to refuse) (13)</u> Councillors J. Butterfield, P. Douglas, A.E. Fletcher-Williams, I.M. German, M.A. German, N.J. Hughes, A.E.W. Jones, P.M. Jones, R.J.R. Jones, F. Shaw, W.G. Thomas, A.J. Tobin and C.H. Williams.</p>

Accordingly Members **RESOLVED** to REFUSE planning permission. This decision being CONTRARY to the recommendation of the Head of Planning Services was taken for the following reasons:-

1. The proposal would lead to the loss of established off street parking provision in conflict with Policy T5 of the Rhuddlan Borough Local Plan and Policy TRA9 of the Denbighshire Unitary Development Plan.

2. The proposal would be lacking in sufficient open space taking into account the nature of the area and lead to additional high density family housing in a deprived area which is already overdeveloped and deficient in open spaces and visual relief thus the proposal would lead to a poor living environment for future occupiers and constrain future attempts to provide an improved living environment.

(The Committee further recommended that the Appropriate Lead Member investigates the use and allocation of this land and report to the Cabinet on the need for a structured approach for disposal and use of land in this area)

(c) *the following applications be deferred for the reasons given:-*

<u>Application No.</u>	<u>Description</u>
43/2000/1037/PO	(Following consideration of seven additional letters of representation from Prestatyn Town Council; New Development Consultants; Welsh Water; Samuel Leese, 56 Marine Drive East; Mr. And Mrs. E. Davies, 52 Marine Drive East; C.L. Franklin, 27 Warren Drive, Prestatyn; and M. Arnold, 42 Marine Drive East). Development of 2 ha of land for residential (1.4ha) and hotel with leisure club (0.6ha) (outline application) at former Kwik Save Group Plc., Warren Drive, Prestatyn, Denbighshire. REASON - defer to await receipt of further information on flooding, traffic impact and drainage issues.
45/2000/1019/PF	(Following consideration of an additional letter of representation from Rhyl Business Forum). Change of use from vacant retail to vintage working amusement museum at Unit F, Childrens Village, West Parade, Rhyl, Denbighshire. REASON - defer to allow clarification of the way the proposed use will operate in terms of the type of prizes to be won; use of tokens and the need for a Gaming Licence.

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

<u>Application No.</u>	<u>Description</u>
45/2000/0916/PO	Development of 0.09 hectares of land by erection of 1 no. bungalow (outline application) on land at rear of 70 Dyserth Road, Rhyl, Denbighshire. REASON - site visit to assess highway access.

869. TELECOMMUNICATIONS DEVELOPMENTS

The Head of Planning Services submitted his report (previously circulated).

RESOLVED that the report be received.

870. 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, 5th January, 2001 and advising of the current membership of the Site Visit Panel.

871. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning Services submitted his written report of applications for planning permission determined by him under delegated authority between 11th November, 2000 and 1st December, 2000.

***RESOLVED** that the report be received.*

872. URGENT MATTERS

(i) Investors in People

The Head of Planning Services announced that Planning Services had been successful in attaining the "Investors in People" Award.

The Chair of the Council, Councillor R. LI. Williams offered his and the Council's congratulations to all the staff of Planning Services.

(ii) Burley Hill Quarry, Maeshafn

The Head of Planning Services gave an update on current developments and offered Members the opportunity of visiting the site on 15th January, 2001.

***RESOLVED** that a site visit to Burley Hill Quarry be arranged for the morning of 15th January, 2001.*

The meeting closed at 12.15 p.m.
