

## **PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held in the Council Chamber, Town Hall, Ruthin on Wednesday, 25th July 2001 at 10.00a.m.

### **PRESENT**

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

### **ALSO PRESENT**

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

### **APOLOGIES FOR ABSENCE WERE RECEIVED FROM**

Councillors J. Butterfield, G. Clague, D.W. Davies, M.Ll. Davies, I.M. German, J.R. Hughes, N. Hugh-Jones, E.A. Owens, K.P. Stevens, S. Thomas and R.Ll. Williams.

### **WELCOME**

The Chairman extended a warm welcome to Samantha Parry, attending the Planning Committee as part of Planning Services' Mentoring Scheme for new recruits.

### **391. URGENT ITEMS**

In accordance with the requirements of Section 100B(4) of the Local Government Act 1972, the Chairman declared that he intended to include for discussion the following item requiring urgent attention:-

Call-in Application - Proposed Windfarm at Tir Mostyn/Foel Goch, Nantglyn.

### **392. 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

Application No.

Description and Situation

02/2001/0499/PF

(Following consideration of a supplementary report detailing late representations received and the officers' response to the points raised and following consideration of additional letters of representation received from Ruthin Town Council, Principal

Countryside Officer (Trees), Mr. P. Miller, 31 Park Road West, Curzon Park, Chester (on behalf of the occupiers of Hafryn, Greenfield Road, Ruthin), Mr. J.G. Humphreys, Tan Dderwen, Greenfield Road, Ruthin, M. Davidson, Fisher Wilson, Property Consultant, 1-3 Hanover Street, London (also on behalf of the occupiers of Hafryn, Greenfield Road, Ruthin).

Erection of a dwelling and alterations to vehicular access at land adjoining Hafryn, Greenfield Road, Ruthin.

The County Clerk advised Members of the provisions of the approved delegation scheme. Although the land is owned by a member of the Council, the delegation scheme only requires those applications submitted by or on behalf of a Councillor to be determined by full Council.

The Head of Planning Services advised Members:-

(1) that all detailed plans were on the plan roll for Members' inspection prior to Planning Committee;

(2) procedurally, there had been ample time for comment;

(3) Members had visited the site;

(4) the Town Council had been consulted twice, and

(5) a full resume of late representations had been prepared for Members' benefit. He further advised on policy issues - that this application should be determined in accordance with the Glyndwr District Local Plan - policies in the emerging Denbighshire UDP policy were subject to objection(s) and carried limited weight. He advised Members that whilst a better scheme was possible, the test was whether the proposal would cause harm sufficient to justify refusal and which could be successfully defended at appeal. He suggested that there were three options available - to GRANT or REFUSE permission or to DEFER the application.

On being put to the vote, a proposal to defer the application to seek a more acceptable dwelling size was lost on the Chairman's casting vote.

Resolved : that permission be GRANTED

SUBJECT to amended condition no.8 and new condition nos. 9 and 10:-

8. No development shall be permitted to commence on the walls or the roof of the dwelling until the written approval of the Local Planning Authority has been obtained to the precise materials to be used on the external faces thereof.

9. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a landscaping/planting scheme for the site, and the approved scheme shall be implemented in its entirety no later than the first planting season following the first occupation of the dwelling.

10. Any trees or shrubs planted in accordance with the landscaping scheme approved as part of Condition 9, which die, become diseased, or damaged within a period of 5 years from being planted, shall be replaced in the next planting season by trees or shrubs of the same size and species.

REASON for 8, 9 and 10 - in the interests of visual amenity.

(Councillor N Hughes wished it to be noted that he abstained from voting on this application).

03/2001/0206/PF

Conversion and restoration of outbuilding to form one residential unit, including installation of new septic tank and alterations to existing vehicular and pedestrian access at Bache Ganol, Fron Bache, Llangollen.

SUBJECT to amended condition nos. 3, 5 and 7 and new condition nos. 13 and 14:-

3. All sections of reconstructed or repaired sections of the external walls shall be built using the same external wall materials as

on that section of the existing building and the roof shall be clad in natural mineral slate of uniform colour and texture.

5. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft 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 materials to be used on the driveway(s), paths and other hard surfaced areas, and
- (d) proposed earthworks, changes in levels and final contours.

7. The access detailing shall be in accordance with the details relating to a single access (residential) as indicated on the standard detail for vehicular access (copy attached to this certificate).

13. None of the trees within the application site or within the land in the control of the applicant, shall be lopped, topped or felled without the prior written consent of the Local Planning Authority.

REASON - in the interests of visual amenity.

14. Notwithstanding the provisions of Part 2, Classes A, B, C, D, E and F 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 approval in writing of the Local Planning Authority.

REASON - To ensure the Local Planning Authority retains control over the impact of ancillary development to protect the character and appearance of the property.

03/2001/0622/PF

(Following consideration of supplementary report and additional letters of representation from Llangollen Town Council, Countryside Council for Wales, Environment Agency, Llangollen Civic Society, Council for the Protection of Rural Wales and Clwyd Powys Archaeological Trust).

Development of land by the construction of overnight moorings for up to 32 canal boats and formation of new pedestrian/disabled access at Llangollen Mooring Basin, Dinbren Road, Llangollen.

SUBJECT to amended condition no.6, new condition nos. 9, 10 and 11 and new note to applicant no.1:-

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme of hard and soft 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; and the means of disposal of excavated material from the proposed new basin;
- (c) proposed materials to be used on the driveway(s), towpath and other hard surfaced areas;
- (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding land form, and
- (e) proposed positions, design, materials and type of boundary treatment.

9. All excavation works on the mooring basin, excluding access to the existing canal, shall take place prior to the filling of the basin with water.

REASON - to prevent sediment from entering the canal, in order to protect plant and animal life.

10. No development shall be permitted to commence until there has been carried out a survey of bats, otters, water voles and floating water plantain within the application site and the conclusions of the survey, along with measures for the protection and alternative accommodation of species identified have been submitted to the Local Planning Authority and have been approved in writing by the Local Planning Authority, including the timing of implementation.

REASON - to ensure there is proper recording of flora and fauna and measures are taken to mitigate the impact of the development.

11. Development shall not begin until an appropriate photographic survey of the former canal boat mooring features has been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The resulting photographs shall be deposited with the Local Planning Authority within one month of completion.

REASON - in the interests of investigation and recording of industrial archaeological and historic features.

Note to Applicant - with regard to Condition 10, you are advised to contact the County Council's Ecologist and the Countryside Council for Wales. Should species of bat, otters and water voles be found, separate licensing may be required from the National Assembly for Wales.

The site lies within the designated Dee Water Protection Zone, within which the Environment Agency may require formal consent to be obtained under the Water Resources Act 1991 for the storage or use of controlled substances. You should contact the Agency in respect of these consent procedures, along with steps necessary to comply with Section 34 of the Environmental Protection Act 1990 in relation to the disposal of waste excavation material.

07/2001/0565/PF

Alterations and extensions to existing community centre at Community Centre, Llandrillo, Corwen.

SUBJECT to new condition no.2:-

2. The windows of the extension shall be glazed with obscure glass at all times.

REASON - to avoid potential overlooking and interference with the privacy and amenity of occupiers of neighbouring property.

09/2001/0345/PF

Erection of bungalow and construction of new vehicular access at land to the rear of Waen Stores, Waen, Bodfari, Denbigh.

SUBJECT to amended condition no.5:-

5. No development shall take place until the written approval of the Local Planning Authority has been obtained to the final floor levels of the dwelling, and to the proposed materials to be used on the external surfaces of the walls and the roof of the dwelling hereby permitted, and the development shall only proceed in strict accordance with the approved details.

15/2001/0230/PF

(Following consideration of supplementary report circulated and additional letters of representation from Llanarmon and District Conservation Society and Llanarmon Community Council).

Siting of caravan for occupation by site manager/warden (partly retrospective) at Eryrys Caravan Park, Bryn Awelon, Eryrys, Mold.

SUBJECT to amended condition nos. 2 and 3 and new note to applicant:-

2. This permission relates solely to the siting of a single caravan on the site, meeting the definition of a caravan in Section 13 of the 1968 Caravan Sites Act .

REASON - to ensure the Local Planning Authority retains control over the type of development to prevent the creation of a residential unit.

3. No caravan shall be permitted on the application site until the written approval of the Local Planning Authority has been obtained to the size and external detailing of the caravan, including the materials and colours of the external faces of the walls and the roof, and the caravan shall be retained at all times in accordance with the approved details.

REASON - to ensure the Local Planning Authority retains control over the type of development to prevent the creation of a residential unit.

Note to applicant - Your attention is drawn to the attached extract from the 1968 Caravan Sites Act which contains the standard definition of a caravan.

(Councillor R.W. Hughes abstained from voting on this application).

15/2001/0231/PS

(Following consideration of one additional letter of representation from Llanarmon yn Ial Community Council).

Variation of condition 3 imposed on enforcement appeal decision P.429/8910, issued on 15th January 1970 restricting occupation of 10 caravans between 1st March and 31st October to allow a 10.5 month occupation period between 1st March in any one year to 15th January in the following year at Eryrys Caravan Park, Bryn Awelon, Eryrys, Mold.

22/2001/0450/PO

Development of land by the erection of a dwelling and construction of a new access (outline application) at Plas Coch Bach, Gellifor, Ruthin.

SUBJECT to new condition nos 7 and 8 and new note to applicant no.1:-

7. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the finished floor levels of the dwelling.

REASON - in the interests of the amenities of occupiers of adjacent properties.

8. the sketch plan showing ideas for the development of the site has been accepted for illustrative purposes only, and does not form part of this permission.

REASON - for the avoidance of doubt.

Note to Applicant - You are advised to contact the case officer in the Planning Services Section to discuss sketch ideas for the development of the site prior to the submission of detailed plans.

28/2001/0390/PF

(Following consideration of one additional letter of representation from North Wales Police Architectural Liaison Officer).

Erection of 16 dwellings and construction of new vehicular and pedestrian accesses at land adjacent to the Henllan Centre off the B5428 Henllan - Denbigh road.

(Councillors PO Williams and N.J. Hughes abstained from voting).

31/2001/0600/PF

(Following consideration of 3 additional letters of representation from Environment Agency, Highways and Health and Safety Executive.

Erection of new optics coating plant (Class B1), construction of new vehicular access and access drive and formation of parking and servicing areas at Land adjacent to Thales Optics Limited, Glascoed Road, St. Asaph.

SUBJECT to amended condition no.4, new condition nos. 9, 10, 11, 12 and 13 and new note to applicant:-

4. (d) "relationship".

Following (e) add:-

“The landscaping scheme shall include new tree and hedge planting to the Glascoed Road frontage behind the entire length of the visibility splay.”

8. the use of the premises hereby permitted shall not commence until the 74 staff parking spaces and service area shown on the approved plan have been surfaced, marked out and are available for use.

9. The area indicated for additional parking for 26 no. staff spaces shall be reserved for future parking and shall be provided within 6 months of a written request by the Local Planning Authority.

REASON - to ensure that parking is provided to reflect the particular use of the building.

10. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor, designed and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON - to prevent pollution of the water environment.

11. Prior to the commencement of the development a detailed design for the vehicular and pedestrian accesses to the development, the junction of the access road with Glascoed Road, and the proposed footway and street lighting ducts to the south side of Glascoed Road shall be submitted to and approved in writing by the Local Planning Authority. The approved access and highway works shall be carried out and be available for use prior to the commencement of the use of the building hereby permitted.

REASON - in the interests of highway safety.

12. The visibility splays shown on the approved plan Drawing No. W4972/05/A shall be provided prior to the commencement of the erection of the building on the site and thereafter shall at all times be kept free of any planting, tree or shrub growth or any other obstruction in excess of 1.05m above the level of the adjoining carriageway.

REASON - in the interests of highway safety.

13. Bicycle parking shall be provided for the building hereby permitted prior to its occupation in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON - to ensure the availability of facilities for cyclists.

Notes to applicant:-

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

The Highways Authority advise that there will be a need for a Section 278 Agreement under the Highways Act to be entered into prior to the commencement of the development.

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

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990.

The activity of importing waste into the site for use as, for example, hardcore, must be registered by the Environment Agency Wales as an exempt activity under the Waste Management Licensing Regulations 1994.

Any works (including temporary works) in, under, over or adjacent to any watercourse may require the formal consent of the Environment Agency prior to works commencing. In accordance with the Agency's "no culverting" policy, consent for culverting will only normally be granted for site access purposes.

- 41/2001/0466/PF (Following consideration of two additional letters of representation from Bodfari Community Council and AONB Committee).  
Erection of 2 no. detached dwellings and construction of new vehicular/pedestrian access at St. Stephens Church Mission Rooms, Bodfari, Denbigh.  
SUBJECT to new condition no. 13 and new notes to applicant:-  
13. Notwithstanding the note on site plan Drawing No. MO158801/E no footpath shall be provided across the site front.  
REASON - in the interests of the character of the street scene and the adjacent Conservation Area.  
New Notes to Applicant:-  
Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 2, 4, 5 and 10.  
Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).
- 42/2001/0223/PF (Following consideration of two additional letters of representation from Dyserth Community Council and Principal Countryside Officer (Trees)).  
Formation of car parks (1 No. for Walkway and 1 No. for Contractors Depot) alterations to existing vehicular/pedestrian access and erection of gates and fencing (partly in retrospect) at land adjoining Anglia House, Newmarket Road, Dyserth, Rhyl.  
SUBJECT to amended condition nos. 2 and 5:-  
2. Within 3 months of the date of this decision further details of landscaping shall be submitted to include planting around the south western car park and bus turning circle and confirmation of all species, numbers and location and proposed timing of the planting. All planting...."  
5. Add "The scheme for traffic calming shall be fully implemented within 12 months of the date of this decision."
- 42/2001/0601/PF (Following consideration of 2 additional letters of representation from Dyserth Community Council and Head of Public Protection).  
Erection of single-storey unit to existing water treatment works at Tre Castell Water Treatment Works, Newmarket Road, Dyserth, Rhyl.  
SUBJECT to amended condition no.3:-  
3. Notwithstanding the submitted details the sheeting/cladding shall be finished in a dark green colour (BS12B27).
- 43/2001/0492/PR Details of design and external appearance of dwelling submitted in accordance with Condition No.1 of outline planning permission Ref. No. 43/2001/0072/PO) (Reserved Matters) at land at former Mountain View, Ffordd Penrhwyfa, Meliden.
- 44/2001/0555/PF Erection of flat-roofed dormer to rear of dwellinghouse at 3 Fairlands Crescent, Rhuddlan, Rhyl.
- 44/2001/0553/PF Change of use from Class A1 to Class A3 hot-food takeaway at 38 Water Street, Rhyl.  
SUBJECT to new condition no.4 and note to applicant:-  
4. The use hereby permitted shall not be commenced until provision has been made within the site for an enclosed bin store in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.  
REASON - in the interests of residential and visual amenity.  
Note to applicant - Please ensure that any works that you carry out in connection with the change of use do not prejudice means of escape in cases of fire from the flats on the upper floors of the premises.

(Following consideration of 6 additional letters of representation from Rhyl Business Forum, The Applicant, Prestatyn and District Business Association, A1 Fashions, Rhyl, Denbighshire Access Group and Rockbottom, Rhyl).

Erection of 2 No. Class A1 non-food retail units (3591 sq.m. & 761 sq.m.) together with associated car parking, servicing, landscaping and alterations to existing vehicular/pedestrian access at land at Greenfield Place, Rhyl.

SUBJECT to amended condition nos. 3, 4, 5, deletion of 6, 7, new condition no.8 and notes to applicant:-

3. No development shall take place until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the walls and roofs of the development hereby permitted and no materials other than those approved shall be used unless otherwise agreed in writing by the Local Planning Authority. The details submitted shall include the colour and profile of the external panels and cladding.

REASON - in the interests of visual amenity.

4. Prior to either store commencing trading, highway improvement works to the Vale Road/Greenfield Place junction and from the junction into the site along Greenfield Place as indicated on Drawing no. 3860/D/09C shall be carried out and be available for use in accordance with a detailed design to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The detailed design shall include the layout, traffic signalling, pedestrian crossing(s), railings, lighting, signage and road markings to the highway.

REASON - in the interests of highway safety.

5. The service yard, parking spaces, cycle parking and pedestrian walkways indicated on Drawing no. 3860/D/09C shall be laid out and available for use prior to the commencement of trading of either store.

REASON - in the interests of highway safety and suitable access.

7. A scheme of lighting and CCTV for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and carried out in accordance with the approved scheme prior to the commencement of trading of either store.

REASON - in the interests of visual and residential amenity and crime prevention.

8. The units hereby permitted shall not be used for the sale of food or convenience goods purposes other than when ancillary to the non food retail use.

REASON - to take into account retail need and impact issues.

Notes to Applicant:-

Railtrack draw your attention to their standard schedule of recommendations and also the fact that covenants/reservations sustained in the original sales conveyance of the land must be complied with.

The applicants attention is drawn to the following highway notes and the need for an agreement under S.278 of the Highways Act to be entered into prior to the commencement of the development.

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

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

Denbighshire County Council Specification for Road Construction.

Denbighshire County Council General Notes for Highway Lighting Installations.

Denbighshire County Council General Requirements for Traffic Signs and Road Markings.



All temporary or permanent signing, road markings or traffic orders shall be at the applicant's expense and agreed with the Highway Authority before works commence.

Specifically in relation to the application forming the subject of this application, you are advised that the Denbighshire Access Group have drawn attention to:-

Ensure correct use of tactile paving at all crossings and approaches.

Staff employed may have disabilities thus all areas need to be fully accessible and fully accessible toilets should be available in the staff amenity block.

All external doors need to be a minimum of 800mm with ramped access.

Provision of any services on a first floor level must be approachable by a passenger lift.

In considering the planning application, Members of the Planning Committee considered that it would be desirable for customer toilets to be included within the development given the lack of public toilets on the site and in the immediate vicinity.

Please contact Mark Dakeyne, Principal Planning Officer (Tel: 01824 706586, e-mail: mark.dakeyne@denbighshire.gov.uk) to discuss improvements to the pedestrian staircase, embankment planting and railway bridge environment. There will be a need to discuss improvements with the three main parties - Matalan, Denbighshire County Council and Railtrack.

45/2001/0632/PF Change of use of ground-floor butchers shop (Class A1) to hot food takeaway (Class A3) at 36-38 Vale Road, Rhyl.

(ii) Refusals

Application No. Description and Situation

01/2001/0024/PC Continued use of former garage and forecourt to a mixed use (suis generis) cafe and car wash/valeting (retrospective application) at Unit 1 Former Garage, Lenton Pool, Denbigh.  
 AMENDED REASON - The operation of the cafe and the car wash are considered likely to give rise to unacceptable levels of noise, disturbance, odours and smells, injurious to the amenities of occupiers of adjacent residential properties, contrary to Policy A1 (III) of the Glyndwr District Local Plan.

17/2001/0129/PF (Following consideration of an additional letter of representation from Llanarmon yn Ial Community Council).  
 Erection of an agricultural machinery store at Agricultural Building on land adjoining Bryn Celyn, Llandegla, Wrexham.

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

Application No. Description and Situation

28/2001/0427/PF Erection of conservatory at 9 Bryntirion, Henllan, Denbigh.  
 The decision being CONTRARY to the Officers' Recommendation was taken for the following reason:-  
 In the opinion of the Local Planning Authority, the proposed conservatory, by virtue of its position and detailing, would be unacceptable in terms of its impact on the privacy and amenity of occupiers of the adjoining property, No.8 Bryntirion and would have an unacceptable effect on the character of the estate, setting an undesirable precedent for future similar extensions on the front of properties.

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

<u>Application No.</u>	<u>Description and Situation</u>
30/2001/0038/PF	(Following consideration of three additional letters of representation from Mrs. J. Ryding, Ty Nant, 6 Parc Bach, Babbie and NAFW Circular received on 18th July 2001 regarding changes to legislation on the licencing arrangements and protection of Great Crested Newts. Erection of 1 No. dwelling and construction of new vehicular access at land at Trefnant Isa fronting Ffordd Pen y Maes, Parc Grosvenor, Trefnant, Denbigh. REASON - to view the site and the need to consider new Welsh Assembly Circular relating to licensing arrangements in respect of great crested newts.
30/2001/0304/PO	(Following consideration of one additional letter of representation from Mrs. J. Ryding, Ty Nant, 6 Parc Bach, Trefnant). Development of 0.037 hectares of land by erection of detached two-storey dwelling and construction of new vehicular access (Outline application) at land at 1 Ffordd Pen y Maes, Parc Grosvenor, Trefnant, Denbigh. REASON - to view the site and the need to consider new Welsh Assembly Circular relating to licensing arrangements in respect of great crested newts.

(ch) *the following application was deferred at the Officers' request for the reasons indicated:-*

<u>Application No.</u>	<u>Description and Situation</u>
14/2001/0354/PO	Development of land by the erection of five detached dwellings (outline application) at land to the North of Bridge Hotel, Bontuchel, Ruthin. REASON - to consider issues of development boundary and impact on parking for the hotel.

(d) *the following application was withdrawn:-*

<u>Application No.</u>	<u>Description and situation</u>
03/2001/0131/PO	Development of 0.1 ha. of land by the erection of a dwelling and garage for manager/staff accommodation in connection with existing residential home (outline application) at land adjoining Llangollen Fechan Home, Holyhead Road, Llangollen.

### **393. DATE OF SITE VISITS**

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, 1st August, 2001 and advising of the current membership of the Site Visit Panel.

**RESOLVED** that the approved site visit be held on Wednesday, 1st August, 2001.

### **394. ENFORCEMENT MATTERS**

(i) ENF/133/00/S

Siting of twin unit caravan and use as permanent family residence at Llyn Cyfynwy, Bodidris Water Game Fishery, Llandegla.

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

- (a) *serve an Enforcement Notice to bring about the cessation of the unauthorised residential use and the removal from the land of the twin unit caravan and all other miscellaneous structures and items used in association with the residential use;*
- (b) *given the sensitivity of this matter, Officers be instructed to impose a time for compliance with the Enforcement Notice of 12 months, thus giving the owner ample opportunity to reasonably comply with the Notice, and*
- (c) *instigate 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.*

(ii) ENF/236/00/S

Bryn Egwallt Bach, Llandyrnog  
Operating a Business from Home

**RESOLVED** as follows:-

- (a) *having regard to all the material factors there is no evidence that a material change of use of the property has taken place and as such no further action be taken in this matter at this time; and*
- (b) *should evidence be collected to indicate that the business use of the premises has intensified, then the matter will be reinvestigated by Officers at that time, and their findings be reported back to Members at a future meeting.*

(iii) ENF/2001/0005

“Patina”, 204 High Street, Prestatyn  
Installation of roller shutters to shop front

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

- (a) *serve an enforcement notice to secure the removal of the unauthorised roller shutter, and*
- (b) *Instigate prosecution proceedings, or other appropriate action under the Planning Act, against the person or persons upon whom any Enforcement Notice is served, or against whom legal action is taken, should they fail to comply with the requirements thereof.*

(iv) ENF/2001/0004

“Home Proud Cash and Carry”, 208 High Street, Prestatyn  
Installation of roller shutters to shop front

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

- (a) *serve an enforcement notice to secure the removal of the unauthorised roller shutter, and*
- (b) *instigate prosecution proceedings, or other appropriate action under the Planning Act, against the person or persons upon whom any Enforcement Notice is served, or against whom legal action is taken, should they fail to comply with the requirements thereof.*

**395. SITE VISIT TO BURLEY HILL QUARRY, MAESHAFN, NR. MOLD**

The Head of Planning Services submitted his report (previously circulated) summarising the background of the application to extend the Quarry. The report advised Members that a revised submission had been received and that a site visit would be beneficial prior to determination of the application.

**RESOLVED** that all Committee Members be invited to attend a site visit at Burley Hill Quarry to be held on 21st August 2001 at 10.00a.m.

**396. SUPPLEMENTARY PLANNING GUIDANCE**

The Head of Planning Services submitted his report (previously circulated) advising Members of the UDP Panel's discussion and subsequent approval of five updated Supplementary Planning Guidance Topics, namely:-

Extension to Dwellings  
Shopfronts  
Childrens Daycare  
Retail Kiosks  
Private Hire (Taxi) Vehicles

**RESOLVED** that the Committee:-

- (a) approves the content of the amended SPGs;
- (b) approves an A4 format for the SPGs, and
- (c) adopts the amended SPGs as material planning consideration for development control purposes.

**397. REGIONAL PLANNING GUIDANCE FOR NORTH WALES**

The Head of Planning Services submitted his report (previously circulated) advising Members that the North Wales Planning Officers Group had produced joint Regional Planning guidance for North Wales (RPGNW) and seeking approval of the document as Supplementary Planning Guidance.

**RESOLVED** that the Regional Planning Guidance for North Wales (July 2001) be approved as Supplementary Planning Guidance.

**398. NATIONAL SPATIAL PLANNING FRAMEWORK FOR WALES**

The Head of Planning Services submitted his report (previously circulated) advising Members of the National Assembly for Wales Initiative.

**RESOLVED** that the report be received.

**399. NATIONAL ASSEMBLY CONSULTATION PAPER - REVIEW OF CALL-IN PROCEDURES**

The Head of Planning Services submitted his report (previously circulated) outlining the proposed changes in procedure.

**RESOLVED** that:-

- (a) the National Assembly for Wales should be asked to contribute towards the cost of Call-In Inquiries, and
- (b) the comments set out in Appendix 2, and paragraph 4.2 of the Head of Planning Services' report form the basis of Denbighshire's response to the National Assembly for Wales.

**400. NAMING AND NUMBERING OF NEW DEVELOPMENTS**

The Head of Planning Services submitted his report (previously circulated) detailing names of five new developments in Denbighshire, namely:-

Adjacent to the Llindir Inn, Henllan - "Lon Las, Henllan"  
Site of former Bod Glanmor and Bod Cledwyn, Denbigh - "Maes Mathonwy, Denbigh"  
Site 10 Parc Alafowlia, Denbigh - "Lon Ceiriog, Denbigh"  
Phase 2 Bryn Glas, Ruthin - "Cae Castan, Ruthin"  
Adjacent to Glanrafon, Llandyrnog, Denbigh - "Maes Tyrnog, Llandyrnog"

**RESOLVED** that the report be received.

**401. REVIEW OF BEST PRACTICE**

The Head of Planning Services submitted a verbal report advising Members that he intended to present a review of best practice to the September Planning Committee. This would include updated charges, delegation scheme and proposals to keep Members informed.

Councillors were asked to advise Mark Dakeyne of any issues they would like to see form part of this review.

Members thanked the officers for the workshop held in Llangollen recently which had proved to be of great interest but asked that the venue for future workshops be alternated between the North and South of the County.

**RESOLVED** that the report be received.

**402. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS**

The Head of Planning Services submitted his amended report (circulated at the meeting) of applications for Planning permission determined by him under delegated authority between 9th June 2001 and 1st July 2001.

**RESOLVED** that the report be received.

**403. CALL IN APPLICATION - PROPOSED WINDFARM AT TIR MOSTYN/FOEL GOCH, NANTGLYN, DENBIGH**

(This item was considered as a matter of urgency, notice having been given by the Chair).

The Head of Planning Services' report was circulated advising Members that the National Assembly had indicated - (a) that they intended to hold a Pre-Inquiry meeting on 2nd August, 2001; (b) the steps the Inquiry itself will take; and (c) requesting a resolution on venue, costs and representation at the Inquiry.

**RESOLVED:-**

- (a) that the venue for the Inquiry would be either Denbigh Town Hall or Nantglyn Village Hall and that officers be given an opportunity to visit the proposed venues and check suitability with regard to facilities, acoustics and physical accessibility, and
- (b) that the National Assembly be requested to pay for, or assist in paying for, the cost of this Inquiry. If Denbighshire County Council has to contribute, then Cabinet approval should be sought.

The Head of Planning Services advised that it would be difficult for officers to represent the Council as the Planning Committee had resolved to grant planning permission against officers' recommendation.

**RESOLVED** that the Chair of Planning (Councillor F.D. Jones) and Local Member (Councillor P.O. Williams) represent the Committee and that individual Members may represent their own views at the Inquiry, subject to clarification of this at the Pre-Inquiry meeting.

The meeting concluded at 1.10p.m.

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