

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Town Hall, Ruthin on Wednesday 30th January 2002 at 10.00 am.

PRESENT

Councillors F.D. Jones (Chair), J. Butterfield, G. A. Clague, D. W. Davies, M. Ll. Davies, P. Douglas, S. Drew, A. E. Fletcher-Williams, I. M. German, K. N. Hawkins, D. M. Holder, N. J. Hughes, N. Hugh-Jones, G. Jones, P. M. Jones, R. E. Jones, R. J. R. Jones, D. M. Morris(observer - local member), E. A. Owens, J. A. Smith, S. Thomas, W. G. Thomas, K. E. Wells, C. H. Williams, P. O. Williams and R. Ll. Williams.

ALSO PRESENT

Head of Planning Services, Legal Services Manager, Planning Officer (South), (Iwan Lloyd), Principal Planning Officer (North) Principal Building Control Officer (North) and Administrative Officer (G. Butler).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors M. German, R. W. Hughes, F. Shaw, K. P. Stevens and P. Tobin.

1199. OFFICER

The Chair introduced Iwan Lloyd, Planning Officer (South) attending his first Planning Committee.

1200. BEST VALUE

The Head of Planning Services announced that the Best Value Inspectors would be visiting Planning Services for 7 days between 15th and 26th April 2002. It is likely that the Inspectors will want to interview some Planning Committee members.

The Head of Planning Services will advise further in due course

1201. MELYD AVENUE PRESTATYN

As there were a number of members of the public present, it was proposed and agreed that the planning applications on Melyd Avenue be debated first.

1202. 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, by 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>
01/200/1189/ Full Planning	(Councillors K. Wells, R. E. Jones and P. O. Williams declared an interest in the following application and did not vote on the proposal).

(Following the consideration of 5 additional letters of representation from: Denbigh Town Council, Clwyd Powys Archaeological Trust, County Head of Highways, Principal Countryside Officer, and E Haf Owen Williams Borthyn Park Street Denbigh).

Erection of a new special needs school, provisions of playground, car park facilities and construction of a new access road at land to the rear of Denbigh Highs School/Lower Park/Former Railway Land, Denbigh.

SUBJECT to the following Amended Condition Numbers 2, 8, 11, 19 and 20 and New Condition Number 24:-

2. No works shall commence on the school building until the new playground has been provided, laid out, fenced and landscaped, and all fixtures and equipment fitted with pedestrian links laid out and gated in accordance with the approved plans. The playground area provided shall not thereafter be used for any purpose other than as a public playground space.

REASON: As report

8. The access road shown on the approved plan drawing AL(0) 03 shall be extended by a distance of four metres south from the hammerhead and a link shall be provided to the boundary of the site and the existing football ground track, all in accordance with detailed plans to be agreed in writing by the Local Planning Authority.

REASON: As report.

11. No development shall be permitted to commence until details of traffic calming measures, street lighting, signage, highway surface water drainage, the constructional details of the highway, and measures for ensuring the safety of pedestrians (roadside barriers, crossing points) have been submitted to and have been approved in writing by the Local Planning Authority. The development shall be carried out strictly in compliance with the approved details.

REASON: As report.

19. No security lighting shall be installed on the school building and within the application site unless otherwise agreed in writing by the Local Planning Authority, details shall include position of lighting and luminance. The development shall proceed in accordance with the details agreed.

REASON: As report

20. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to:

- a) Provision of an additional pedestrian gate between the new playground and car park,
- b) Arrangements for closing off car park areas

And the development shall proceed strictly in accordance with the details approved.

REASON: As report

ADD NEW CONDITION

24. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated without prior written consent of the Local Planning Authority.

REASON: To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.

03/2001/1114/ Full Planning	<p>(Following consideration of 2 additional letters of representation from Llangollen Town Council and Llangollen Civic Society). Erection of an extension to existing shop to provide external display area as replacement of existing retractable awning at 4 Castle Street Square, Llangollen.</p> <p>SUBJECT to New Condition 4, 5</p> <p>4. The proposed folding screen shall not be constructed or operated until full details of the proposed materials, finished colour, frame and moulding details (including the position within the opening when closed and open), have been submitted for the consideration of, and have been formally approved in writing by the Local Planning Authority.</p> <p>REASON: In the interests of visual amenity.</p> <p>5. There shall be no display of goods, items of furniture, signs, storage containers, or vending machines on the forecourt area between the covered display area and the back of the footway (as shown on plan ref 0112/01A) at any time, other than with the prior written approval of the Local Planning Authority.</p> <p>REASON: In the interests of visual amenity.</p>
08/2001/0827 Section 73 (Variation of Condition)	<p>(Following consideration of correction to report (the nearest residential property being 50m from the site not 40m as stated) Amendment to Conditions 5 and 2 imposed on planning permission code Nos: 08/644/96/PF and 01/1999/0845/PF respectively to allow 24 hour use of HGV yard at the Old Timber Sawmill, Old Station Yard, Cynwyd, Corwen.</p> <p>SUBJECT to Amended Condition 1</p> <p>1. This permission relates solely to the amendment of Condition 5 of planning application Code No. 8/644/96/PF and Condition 2 of application Code No. 8/1999/845/PF, to allow for the use of the land 24 hours a day as an HGV and trailer park, to the 30 June 2002, excluding use on any public holiday.</p> <p>REASON: As report.</p>
15/2001/1142/ Section 73 (Continuation/Retention)	<p>Retention of pitched roof over garage in lieu of flat roof. at Pen y Maes, Mill Lane, Llanarmon Yn Ial.</p>
18/2001/1060/Outline	<p>Development of land by the erection of one dwelling and formation of a new vehicular access (Outline Application) at land adjoining Clwydfryn, Llandyrnog, Denbigh</p>
43/2001/1069/ Full Planning	<p>(Following consideration of change to Report - Prestatyn Town Council not Rhyl). Erection of 2 No. Single-storey dwellings and Construction of new vehicular accesses at former garden of 16 Alexandra Drive, Prestatyn.</p> <p>SUBJECT to New Condition No. 9 and a New Note to Applicant.</p> <p>9. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</p> <p>Note To Applicant. No new construction to the public sewerage system will be permitted without prior approval and supervision of New Development Consultants. (Councillors S Drew and N Hugh Jones wished it to be noted that they voted to refuse permission)</p>

45/2001/1199/ Full Planning	(Following consideration of 2 additional letters of representation from: Head of Public Protection and G. M. Griffiths 43 John Street, Rhyl, Use of land for children's play area and installation of surfacing and fencing at 62 Crescent Road and John Street, Rhyl. SUBJECT to Amended Condition number 6. 6. The sports pitch shall only be used during the following times: 0900 to dusk or 2130 hours whichever is the sooner on Mondays to Saturdays and 1000 to dusk or 2000 hours whichever is the sooner on Sundays.
45/2001/1252 Full Planning	(Following consideration of 1 additional letter of representation from: Rhyl Town Council). Conversion of property to 10 No. Self-contained flats and alterations to external elevations including reinstatement of front bays at 50 West Parade, Rhyl. SUBJECT to New Condition No. 5 - details of render 5. Prior to the commencement of the development, a sample panel of the type of render it is proposed to use on the external surfaces of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample as may be approved in writing by the Local Planning Authority and the render to be used on the building(s) shall be strictly of the same type, texture and colour as the approved sample panel. (The following Members wished it to be noted that they voted to refuse permission - Councillors J Butterfield, G. Clague, S. Drew, P.M. Jones, G. Thomas, N. Hugh Jones and the following abstained from voting - Councillors D. Davies, S. Thomas, and I German
47/2001/1232/ Full Planning	Erection of two-storey pitched-roof extension to side of dwelling house at 11 Bod Hamer, Cwm, Dyserth, Rhyl.
ii) Refusal	<u>Description and Situation</u> Retention of two storey building on agricultural land, change of use of former agricultural land to form extension to the domestic curtilage of the dwelling house (partly retrospective) at Hafod y Coed, Prion, Denbigh
43/2001/1154/ Full Planning	(Following consideration of 3 additional letters of representation from Prestatyn Town Council, Calum Clyne, 7 Melyd Avenue, and the County Ecologist). Erection of 6 No. Semi-detached dwellings (amendment to previous house type on scheme ref: 2/PRE/392/78) on land at Melyd Avenue, Prestatyn.
43/2001/1170/ Full Planning	(Following consideration of 3 additional letters of representation from: Prestatyn Town Council, Calum Clyne, 7 Melyd Avenue, County Ecologist). Erection of 13 No. Dormer bungalows (amendment to previous house type on scheme ref: 2/PRE/382/78) on land at Melyd Avenue, Prestatyn.
iii) Site Visits	<u>Description and Situation</u> (Following consideration of 1 additional letter of representation from Mr & Ms Taylor, 22 Kerfoot Avenue (received by Chairman)). Erection of extension to existing open porch at side of dwelling house at 24 Kerfoot Avenue, Rhuddlan, Rhyl.

1203. CALL IN APPLICATION - PROPOSED WINDFARM AT NANTGLYN

The Head of Planning Services submitted his report for members information, advising that it may be some time before a decision is made by the National Assembly.

Members thanked the Councillors who attended the Inquiry on the Committee's behalf. Further reports for information would be brought to committee, including a resume of the cost of this inquiry.

RESOLVED that the report be received for information

1204. ENFORCEMENT MATTERSENF/2002/0002

Erection of a detached two storey building on agricultural land at Hafod Y Coed, Prion, Denbigh.

That authorisation be given for the following:

- i) Serve an Enforcement Notice to secure the cessation of building works, the removal of the unauthorised structure and reinstatement of the land to its former condition and agricultural use.
- ii) Instigate prosecution proceedings or other appropriate action under the Planning Acts against the person, or persons, upon whom any Enforcement Notice, or other such Notice is served, or against whom legal action is taken should they fail to comply with the requirements thereof.

ENF/2002/0012

(Following consideration of 1 additional letter of representation from 6 Lenton Pool, Denbigh - supporting recommendation). Unauthorised change of use to car wash at Unit 1, Former Smithfield Garage, Lenton Pool, Denbigh.

That authorisation be given for the following:

- i) Serve an Enforcement Notice to secure the the cessation of the unauthorised car wash use and removal of all associated paraphernalia
- ii) Instigate prosecution proceedings or other appropriate action under the Planning Acts against the person, or persons, upon whom any Enforcement Notice, or other such Notice is served, or against whom legal action is taken should they fail to comply with the requirements thereof.

ENF/2002/0007

Change of use of forestry land to a mixed use of forestry, vehicle storage and residential use of a static caravan at Ty Isoe, Maes Maelor, Llandegla.

That authorisation be given for the following:

- i) Serve an Enforcement Notice to bring about the cessation of the unauthorised mixed use of the land for forestry, storage of scrap motor vehicles and residential use and remove from the site all stored motor vehicles, caravans and all articles associated with the unauthorised mixed use.

- ii) Instigate prosecution proceedings or other appropriate action under the Planning Acts against the person, or persons, upon whom any Enforcement Notice, or other such Notice is served, or against whom legal action is taken should they fail to comply with the requirements thereof.

ENF/2002/0001

Installation of free-standing ground based lattice tower mast, incorporating 2 No. Microwave dishes and associated equipment cabin at British Telecom Telephone Exchange, Ffordd Pendyffryn, Prestatyn.

RESOLVED - that further legal opinion be sought and a report brought back to Committee at a future date.

1205. DELEGATION SCHEME

Submitted, report by the Head of Planning Services, seeking alteration to the approved Delegation Scheme to extend the definition of "close relative" to that of sisters or brothers of Councillors or Planning Services staff, and to include the full definition in the scheme.

RESOLVED - that subject to ratification by Full Council that the Delegation Scheme be altered to include a full definition of "close relative" and that the definition be extended to include brothers and sisters of Councillors and Planning Services staff.

**1206. THE PLANNING GREEN PAPER
DELIVERING A FUNDAMENTAL CHANGE.**

Submitted, report by The Head of Planning Services for information.
The Green Paper applies to England only, but a paper will be produced for Wales in the near future.

RESOLVED - that the report be received.

1207. 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 6th February 2002 and advising of the current membership of the Site Visit Panel.

RESOLVED - that the approved site visits be held on Wednesday 6th February 2002.

1208. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS.

The Head of Planning Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between 1st December 2001 and 11th January 2002.

RESOLVED - that the report be received.

Meeting closed at 12.20 pm.
