

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Russell House, Rhyl on Wednesday, 27th February 2002 at 10.00 a.m.

PRESENT

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

ALSO PRESENT

Legal Services Manager, Principal Planning Officer (M. Dakeyne), Principal Planning Officer (Ian Weaver), Senior Planning Officer (Mark Harris), Senior Planning Officer (Paul Mead) and Administration Officer (G. Butler).

APOLOGIES FOR ABSENCE WERE SUBMITTED FROM

Councillors D.W. Davies, D.M. Holder, P. Jones K.P. Stevens, R. W. Hughes, G. Jones and A. O. Phillips.

1352. URGENT MATTERS

None

1353. FRAITH VILLA, RHYL

As there were a number of members of the public present, it was agreed to discuss application 45/2001/1148/PF first on the agenda, when it was resolved to defer decision to allow a site visit to view the land.

1354. 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>
40/2001/0552/Full Planning	Erection of 2 No. Class B1 business units (1858 sq. m & 1486 sq. m) with associated roadworks, car parking and landscaping at sites K and L Ffordd William Morgan, St. Asaph Business Park, St. Asaph. SUBJECT to New Conditions 9, 13, 14 and 15 and New Note to Applicant:- 9. "Middlemarch Environmental Ltd".

13. The dwelling shall not be occupied until its parking space and the access thereto have been laid out in accordance with the approved plans.

14. Provision shall be made within the adjoining highway for a bus stop/layby and a bus shelter to link with the development site prior to the occupation of the development hereby permitted. Details of the bus stop and shelter/layby and link shall be submitted to and approved in writing by the Local Planning Authority prior to its provision.

REASON - To encourage use of transport other than the private car.

15. No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage areas indicated on the approved Drawing No. 5686L(9)01P5.

Notes to Applicant.

1 Your attention is drawn to the Highway Supplementary Notes 1, 3, 5, 6, 7, 8 & 10.

2 Your attention is drawn to the Part N form attached.

3 Please take note of Denbighshire County Council's specification for road construction, general notes for highway lighting installations, and general requirements for traffic signs and road markings in the highway works associated with this development.

40/2002/0016/Full

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

(Following consideration of 3 additional letters of representation from Planning, Head of Highways, Environment Agency and CCW).

Erection of buildings to form divisional headquarters for North Wales Police construction of vehicular access and formation of parking and servicing areas at North Wales Police Plots B, C, D, E & F Ffordd William Morgan, St Asaph Business Park, St Asaph.

SUBJECT to New Conditions 14, 15, 16 and 17 and Additional Notes to Applicant.

14. As Condition 12 on Item 1

15- The visibility splays shown on the approval plans shall at all times be kept free of any planting, tree or shrub growth or other obstruction in excess of 1.05 metres above the adjoining carriageway.

16. Provision shall be made within the adjoining highway for a bus stop/layby and a bus shelter to link with the development site prior to the occupation of the development hereby permitted. Details of the bus stop and shelter/layby and link shall be submitted to and approved in writing by the Local Planning Authority prior to its provision.

17. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with the approved details prior to the construction of any impermeable surfaces which drain into the system.

REASON - To reduce the risk of flooding.

Additional notes to applicant. The Council's Head of Highways and Transportation advises that a suitable agreement should be entered into for the future dedication of highway to become adopted. You are also advised that the Council has arrangements in place with Arriva for a discounted multi journey ticketing availability to employers at this location and that a scheme is in place to assist with travel plans. The Highways Section also advise that you should have regard to their specification for road construction, highway lighting installations, and requirements for traffic signs and road markings in the highway works related to the development.

43/2001/1194/Full Planning	(Following consideration of an E-mail from Cllr S. Drew) (and a typographical error in the report - Paragraphs 4 & 5 should refer to No 58, not 62 as stated) Erection of car port to side of elevation and extension to roof dormer to provide 1st floor bedroom with balcony to front of elevation of dwellinghouse at 60 Gronant Road, Prestatyn.
43/2002/0025/Full Planning	(Following consideration of 2 additional letters of representation from Babbie and Mr & Mrs Keidel, 23 Stoneby Drive, Prestatyn,). Erection of balcony at rear of dwellinghouse at 10 Orme View Drive, Prestatyn. SUBJECT to Amended Condition 3 "balcony". (Councillor S Drew wished it to be noted that she voted to refuse planning permission)
43/2001/1241/Full Planning.	Construction of new vehicular access at 50 West Parade, Rhyl.
45/2001/1261/Full	Formation of bedroom in roofspace with dormer extension to side elevation at 3 Burlington Crescent, Rhyl.
45/2002/0044/Full Planning	(Councillor P Douglas declared an interest in the following application and left the Chamber during consideration thereof.) Erection of single-storey pitched-roof extension at side and rear of dwellinghouse at 7 Clifton Avenue, Rhyl.
02/2001/1201/ Section 73A (Continuation/ Retention)	(Following consideration of a Petition of 68 Signatories and 2 additional letters of representation from Head of Highways, and Head of Countryside Services). Continued use of agricultural land as two football pitches at Adj Memorial Playing Fields, Glasdir Field, Parc y Dre Road, Ruthin. SUBJECT to the deletion of condition 2 and Amended Condition 3 (renumbered as 2). - . "The football pitches hereby approved shall not be used for organised games before 10.00 am or after 8.00 pm on any day of the week."
18/2001/1118/Full Planning	Proposed replacement dwelling and change of use of adjacent agricultural field to allow for the extension of the domestic curtilage at Celynog Cottage, Llandyrnog, Denbigh. SUBJECT to Amended Condition 8, New Condition 9 and New Note to Applicant . 8. No development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained to the detailing of the foul drainage arrangement, to demonstrate the adequacy of the existing septic tank and soakaway or an alternative system. 9. None of the hedgerows forming the boundary of the application site shall be removed until there has been submitted to the Local Planning Authority a detailed survey of the species of hedgerow present to assess the case for protection as an Ancient Hedgerow; and full details of the proposed extent of removal, the provision of replacement species (including spacing and size) have been submitted to and approved in writing by the Authority, and the approved scheme shall be implemented no later than the first planting season following the occupation of the dwelling. REASON: To allow proper assessment of the status of the hedgerows around the site and in the interests of amenity.

NOTE TO APPLICANT. In connection with Condition 8 of this permission, you are advised that the Local Planning Authority require a detailed assessment of the capacity of the septic tank and the adequacy of the soakaway system and in the event that these are not satisfactory to serve the development, alternative proposals will need to be put forward to the Authority.

LISTED BUILDING CONSENT

02/2001/1239/Listed Building Consent Retention of non-illuminated advertisement signs on front and side of elevation of cafe premises at 1 Mwrog Street, Ruthin. Notwithstanding the recommendations of the officers and subject to referral of the application to CADW and it not being called in by the National Assembly for Wales that listed building consent be granted. The reason for the resolution was that the Committee did not consider the signs had a detrimental effect on the character and appearance of the Listed Building and Conservation Area, were not contrary to policies or circular guidance, and helped to reinstate historic connections with the building and site.

(ii) Refusals

<u>Application No.</u>	<u>Description and Situation</u>
44/2001/1211/Full Planning	Erection of extension to existing open porch at side of dwellinghouse at 24 Kerfoot Avenue, Rhuddlan, Rhyl. The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason: The proposed development would, by reason of it's height, materials of construction, and siting, lead to a loss of residential amenity for the occupiers of No. 22 Kerfoot Avenue due to loss of light which would occur to the adjacent kitchen/dining area. (Councillor P.O. Williams wished it to be noted that he voted to grant planning permission).
15/1999/0728/Full Planning	Erection of an agricultural livestock and implement shed at Tyddyn Isa, Back Road, Llanarmon-Yn-Ial, Mold.

(iii) Site Visits

<u>Application No.</u>	<u>Description and Situation</u>
45/2001/1148/Full Planning	(Following consideration of 11 additional letters of representation from: Mrs V L Guy, 16 Russell Court, Rhyl, T Morgan 11 Russell Court, Rhyl, Mrs P B Jones, 10 Russell Court, Rhyl, Mrs Dorothy Ellis, Chesterton Carehome, 2 Boughton Avenue, Rhyl, Messrs Williams, Y Garth, 18 Russell Court, Rhyl, Mrs B Thomas, 4 Russell Court, Rhyl, Mrs Fazackerley and Mrs Marsden, 2 Russell Court, Rhyl and 2a Boughton Avenue, Rhyl, Mr & Mrs Williams, 8 Russell Court, Rhyl and Mr G W Jones, 12 Russell Court, Rhyl.) Erection of 4 No. bungalows and 24 No. elderly-persons flats in 3 storeys and alterations to existing vehicular/pedestrian access at Fraith Villa, 2a Boughton Avenue, Rhyl, e-mail transmission received from Councillor S Drew and Principal Countryside Officer
02/2001/1135 Full Planning	Change of use of redundant shop to form additional living accommodation and retention of fencing to side boundary area (partly retrospective) at 89 Bro Deg, Ruthin.

(b) *the following application was deferred for the reasons indicated:-*

<u>Application No.</u>	<u>Description and Situation</u>
23/2002/0019/Full Planning	(Following consideration of 1 additional letter of representation from the Applicant requesting deferral). Amendments to alterations and extensions previously approved under planning permission code no. 23/1999/772/PF and extension to domestic curtilage (partly retrospective) at Bryn Eglur, Llanrhaeadr, Denbigh. Defer to await amended plans.

1355. ENFORCEMENT MATTERS

The following Enforcement items were deferred for the reasons stated: -

ENF/2002/0006

Unauthorised signs at 1 Mwrog Street, Ruthin.
Resolved to grant Listed Building consent - awaiting authorisation from CADW to proceed.

ENF/2002/0005

Alterations to dwelling at Bryn Eglur, Llanrhaeadr, Denbigh.
Planning Application deferred to allow the submission of amended plans.

ENF/2001/0004

Change of use of shop and erection of fence at 89 Bro Deg, Ruthin.
Planning application deferred to allow a Site Visit to take place.

1356. APPEAL DECISIONS UPDATE

Submitted report by Head of Planning Service for information.

RESOLVED that the report be received. Future reports to include an indication of determination level - by Committee or Officer.

1357. 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 Monday 4th March 2002 and advising of the current membership of the Site Visit Panel.

RESOLVED that the approved site visits be held on Monday 4th March 2002 in the afternoon.

1358. 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 12th January 2002 and 8th February 2002.

RESOLVED that the report be received.

Meeting closed at 12.15 p.m
