

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT PROCEDURE) ORDER 1995 - TO DATE
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING ADVERT REGULATIONS 1994
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

These are reports and recommendations by Officers for consideration and resolution by the County Planning Authority.

All the applications in respect of the proposals specified in this report will be available for inspection by the Members of the Committee prior to and during the meeting at which the said applications will be considered.

The Background Papers relating to each application, including forms, plans, relevant correspondence, Development Plan and guidance documents are available for public inspection during normal office hours

ENFORCEMENT MATTERS

ENF/2002/0005 - Alterations to dwelling

ENF/2001/0004 - Change of use of shop and erection of fence

ENF/2002/0006 - Unauthorised signs

REPORT BY HEAD OF PLANNING SERVICES

APPEAL DECISION UPDATE

1. PURPOSE OF REPORT.

- 1.1 To advise members of recent appeal decisions.

2. BACKGROUND

- 2.1 The report on the delegation scheme and procedures considered at the Planning Committee on 31st October 2001 and subsequently approved at the County Council meeting on 27th November 2001 proposed that a summary of appeal decisions be reported on a quarterly basis to a set format. Appeal decisions received for the second half of 2001 are set out in the **attached appendix**.
- 2.2 In the future I will report appeal decisions on a quarterly basis.
- 2.3 Whilst we are happy to answer questions on the appeal decisions at the Planning Committee, if you have any matters of detail that you would like to discuss please contact Mark Dakeyne or Ian Weaver prior to the meeting.

This report is for members information.

DENBIGHSHIRE PLANNING APPEALS DECISIONS
LIST OF APPEAL DECISIONS FROM JULY 2001 - DECEMBER 2001

DESCRIPTION	LOCATION	TYPE	START DATE	DECISION	COSTS AWARD	KEY ISSUES
Unauthorised Satellite Dish		W Reps	12/7/01	DISMISSED	NO	Large dish on residential property deemed unacceptable. 3 months for compliance.
Change of use of ground floor from Class A1 shop to Class A3 Hot Food Takeaway		Hearing	6/8/01	ALLOWED	NO	The site is within a secondary shopping area (UDP Policy) where a mix of commercial uses considered acceptable. No adverse impact on any nearby residents given High Street location
Erection of 3 dwellings (outline application). The non-determination of the planning application reference 5/2001/522/PO		W Reps	21st August 2001	ALLOWED	NO	No diminution of visual amenities, no loss of privacy, no highway issues. Loss of children's play space in previously approved layout is not a relevant material consideration as its use is not 'as of right' but as 'tolerated trespassers'.
Dev of land by the erection of 5 detached dwellings (outline application)		W.Reps	1st October 2001	DISMISSED	NO	Application conflicts with Glyndwr Policy A1 - unacceptably harmful to the character and appearance of the area, inadequate access. Also conflicts with UDP policies.
Change of use of ground floor shop (Class A1) to (Class A3)		W.Reps	10th October 2001	ALLOWED	NO	Inspector acknowledged Policy RET10 but considered that length of time unit had been vacant/ marketed at reasonable price outweighed our policy and amenity concerns.

A REPORT BY THE HEAD OF PLANNING SERVICES

DATE OF SITE VISITS

1. PURPOSE OF REPORT

- 1.1 To advise Members of the likely date of any Site Visits requested by the Planning Committee.

2. DATE OF THE SITE VISITS

- 2.1 In consultation with Legal and Administration, it has been decided that the **Monday 4th March 2002** is most suitable. This date has been provisionally booked.
- 2.2 You are advised, therefore that any site visits arranged today will take place **On Monday 4th March 2002 (in the afternoon -times to be advised).**

3. MEMBERSHIP OF THE SITE VISIT PANEL

- 3.1 This will depend on Political Balance and will include the Chair and Vice Chair of the Committee and the relevant Local Member(s)

4. RECOMMENDATION

- 4.1 That Members agree to the Site Visits being held in the afternoon of Monday 4th March 2002