

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held on Wednesday 24 April 2002 at 11.00 am.

PRESENT

Councillors J. Butterfield, G. A. Clague, M. Ll. Davies, P. A. Dobb (sub for D. Holder) S. Drew, A. E. Fletcher-Williams, I. M. German, M. A. German, K. N. Hawkins, N. J. Hughes, F. D. Jones, G. Jones, P. M. Jones, R. E. Jones, R. J. R. Jones, J. S. Kerfoot-Davies (sub for N. H. Jones), E. A. Owens, F. Shaw, J. A. Smith, S. Thomas, A. J. Tobin, K. E. Wells, C. H. Williams, E. W. Williams, P. O. Williams, R. Ll. Williams,

ALSO PRESENT

Head of Planning Services, Legal Services Manager, Principal Planning Officer (North), Principal Planning Officer (South), Administrative Officer (G. Butler), Senior Planning Officer (Policy), Principal Planning Officer (Policy), Principal Planning and Enforcement Officer.

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors P. Douglas, N. Hugh-Jones, D. Holder, Rhiannon Hughes, K. P. Stevens and G. Thomas

1660. URGENT

None

1661. WELCOME

Mr David Wilson, Audit Commission, Best Value Inspector was welcomed to Planning Committee. Head of Planning Services introduced Judith Williams, Administration Assistant, attending Committee as part of her Staff Development.

1662. ANNOUNCEMENTS

The Head of Planning Services also announced that Mark Harris (Senior Planning Officer South) and Adrian Walters (Senior Planning Officer, Policy) would soon be taking up new jobs in Flintshire County Council.

Members thanked Mark Harris and Adrian Walters for their work for Denbighshire and offered their best wishes for the future.

1663. NEW PLANNING POLICY WALES

Head of Planning Services announced the introduction of new Planning Policy Wales which would be the subject of a future report to committee.

Copies would be made available to members through the Group Rooms and is available on the National Assembly for Wales Website www.Wales.gov.uk.

1664. 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 Community 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>
02/2002/0334/Full Planning	<p>(Councillor Ken Hawkins declared an interest in the following application).</p> <p>SUBJECT to the receipt of no further representations raising a planning matters not already covered in the report by 26 April 2002.</p> <p>Amendment to planning permission Code No 2/10,071 (Glyndwr District Council) to allow for an increase in the number of clients to be accommodated within the residential home from 16 to 18 persons to land known as Llys Marcham Residential Home, Mwrog Street, Ruthin.</p>
14/2002/0205/Full Planning	<p>Amended details of dwelling, access, and septic tank previously granted planning permission under Code No 32/6346 (Glyndwr District Council) at land adjoining Bronant Bontuchel, Ruthin.</p> <p>SUBJECT to the new Conditions</p> <p>5. The material to be used on the roof(s) of the development shall be natural mineral slate, of uniform colour and texture</p> <p>6. The proposed railings shall not be erected until the prior written approval of the Local Planning Authority has been obtained to the precise detailing of the railings, including design and final colouring, and the railings shall be erected strictly in accordance with the approved details.</p> <p>Reasons 5 & 6 in the interests of visual amenity.</p>
22/2002/0032/Full Planning	<p>Following consideration of additional plan circulated.</p> <p>Erection of a first floor extension over existing single storey extension at Bro Clwyd, Gellifor, Ruthin.</p> <p>Note to New Applicant - You are advised, in view of the close proximity of the adjacent property that the grant of planning permission does not convey any consent to carry out work or development on private land in separate legal ownership, and you should ensure that any necessary permissions are obtained from interested parties in advance of any development taking place.</p>
28/2002/0038/Approval of Reserved Matters	<p>Following consideration of 1 additional letter of representation from Henllan Community Council. Details of dwelling, garage and vehicular access previously granted outline planning permission under code no 28/218/99/PO at Land adjacent to Crud Yr Awel Ochr Y Bryn, Henllan, Denbigh. (Councillor S. Drew voted to refuse).</p> <p>SUBJECT to New Conditions 8 & 9. 8. The material to be used on the roof(s) of the development shall be natural mineral slate of uniform colour and texture. 9. The fenestration detailing shall not be as shown on the plans as originally submitted, but</p>

strictly in accordance with the amended plans annotated "revised - March 2002".

Reason: For the avoidance of doubt and in the interests of visual amenity.

40/2002/0106/Full Planning	<p>Plans put on display following 2 additional letters of representation from Cefyn Meiriadog, Community Council and the Health and Safety Executive.</p> <p>Erection of Class B1 research and development unit, construction of new vehicular/pedestrian access and formation of parking and servicing areas at OpTIC, Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p>SUBJECT to Amended Conditions 7, 10, 12 and 14.</p> <p>7. 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 that have been approved in writing by the Local Planning Authority for this purpose.</p> <p>10. Add "and the National Assembly for Wales Licence Number GCN/124/NAW/IND dated 15th February 2002".</p> <p>12. Add after "measures" "and a programme"</p> <p>14. "Directions"</p> <p><i>Additional note to applicant:</i> You should liaise with the Health and Safety Executive to establish building proximity distances to the nearby British Gas pipeline.</p>
44/2002/0261/Full Planning	<p>Following consideration of 1 additional letter of representation from Rhuddlan Town Council. Erection of 2.4m high timber fence at 10 Llys Robin Goch, Rhyl.</p>
(ii) Refusals	
44/2002/0136/Full Planning	<p>Erection of flat-roofed extension at rear of dwellinghouse and formation of new vehicular access at 1 Grove Terrace, Princes Road, Rhuddlan, Rhyl</p>
44/2002/0221/Section 73A (Continuation/Retention)	<p>Following consideration of additional letters of representation from Rhuddlan Town Council, Mr & Mrs Gill Beechwood, Princes Road, Mr & Mrs Williams Dolydd, Princes Road and Mr & Mrs Bickerstaff Longthorn, Princes Road.</p> <p>Retention of dormer roof extension to rear elevation of dwellinghouse (retrospective application) at Bedw Arian, Princes Road, Rhuddlan, Rhyl.</p> <p>Amended Reason - substitute "proposed modifications version" for "deposit version".</p>
(iii) Defer	
45/2002/0197/Full Planning	<p>(Councillor Ken Wells declared an interest and did not vote on the proposal). Following consideration of 1 additional letter from applicant withdrawing application.</p> <p>Change of use from residential Class C3 to educational Class C1 at 6 Gordon Avenue, Rhyl. Defer - further advice on highways and more information on education use.</p>
(iv) Site Visit	

43/2002/0127/Outline

Following consideration of 3 additional letters of representation from the Land and Development practice (for PG Murray, 28 Tudor Avenue) Councillor S Drew & Councillor N H-Jones (requesting SV). Development of 0.49 ha of land by demolition of existing dwelling and erection of 7 no. Dwellings and construction of new vehicular accesses to Gronant Road and Tudor Avenue (Outline Application) at 72 Gronant Road, Prestatyn.

Sit Visit to assess impact on visual and residential amenity. Members requested that additional information be obtained regarding size, scale and design of dwellings.

(v) Enforcement Matters

ENF/2002/14

Advert Sign at 28-34 Berwyn Street, Llangollen. Instigate prosecution proceedings or other appropriate action under the Planning Acts, including the service of a Discontinuance Notice if deemed necessary, to secure the removal of the unauthorised hand painted advertisement signs.

ENF/2002/15

Fence at 30 Weaver Street, Rhyl. Serve an Enforcement Notice to secure the removal of the unauthorised boundary fence. 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, should they fail to comply with the requirements therefore. Councillor Ann Owens abstained.

ENF/2002/16

Upvc windows in listed building at Ty Capel Isa, Llandyrnog. Serve a Listed Building Enforcement Notice to ensure the removal of the unauthorised plastic windows and barge boards and their replacement with traditional timber sliding sash windows and timber barge boards. Instigate prosecution proceedings or other appropriate action under the Planning Acts against the person, persons, upon whom any Enforcement Notice or other such Notice is served, should they fail to comply with the requirements therefore.

1665. DENBIGHSHIRE UDP PROPOSED MODIFICATIONS

Head of Planning Services introduced this report, advising members that the Unitary Development Plan was in the final stages towards adoption.

The recommendations need to be ratified by Full Council, the intention to adopt will then be advertised in the local press and it is hoped to formally adopt the plan in June/July 2002.

The report detailed 9 outstanding objections on 4 sites.

Principal Planning Officer (Policy) outlined the individual objections and requested that the committee vote on each recommendation.

1. Denbigh Hospital Site

Objections submitted by the owner of the site.

RESOLVED that:- the Council does not accept the objection and makes no further proposed modifications.

2. Tirionfa/ Tir Morfa - Rhuddlan

(Councillor Ken Wells declared an interest in this item). An objection to Policy HSG3 and REC3 had been received.

RESOLVED that:- the Council does not accept the objection and makes no further proposed Modifications.

3. Garwyn Avenue/Lon Elan - Meliden

Objections were received in respect of Policy GEN 1, including a petition has been received from Meliden Action Group, relating to Access, Flooding and Wildlife issues.

RESOLVED that:- the Council does not accept the objection and makes no further proposed modifications.

4. Former Telephone Exchange - Clawddnewydd

An objection had been received from a local resident, citing health reasons for needing a bungalow in the village. The site allocated under EMPI does not allow for residential development.

Councillor Eryl Williams referred to inaccuracies in the report - with particular reference to the fact that the coach firm had relocated to Ruthin. This would negate the need for a Section 106 agreement on the site. Councillor Williams also referred to his conversation with the objector about the objections, health and need for a bungalow.

Head of Planning Services stated that personal factors could not be considered with regard to the UDP. It was important that sites for employment land were retained to enhance the economy of the area. The objection had not brought forward new material planning considerations not previously considered by the Inspector.

RESOLVED that:- the Council does not accept the objection and makes no further proposed modifications.

1666. CONCLUSION

RESOLVED:-

- (a) *the Planning Committee report including Summary Report A be approved as the Council's consideration of the objections to the published Proposed Modifications*
- (b) *based on the objections received there was no need for a second Inquiry into objections to the Proposed Modifications, nor a need to publish Further Proposed Modifications*
- (c) *to issue a Notice of Intention to Adopt, and Notice of Adoption of the Denbighshire UDP with Officers to take the necessary procedural steps to progress the UDP towards adoption*
- (d) *the delegation to Officers of making of minor corrections and changes, which do not materially affect the plan's policies or proposals particularly the updating of the Written Statement's Introduction Chapter*
- (e) *that the decision of the Planning Committee be ratified by Full Council.*

1667. GREEN PAPER: PLANNING: DELIVERY FOR WALES

Received report by Head of Planning Services detailing the consultation document received from the National Assembly for Wales.

RESOLVED that:- the report be agreed as the Council's formal response to the National Assembly's Green Paper "Planning: Delivery for Wales" subject to the following amendments:

No. 18 - to include need to review definition of "start" of development.

V6 - "No" box to be ticked

V10 - Should refer to timelimit for decisions on departure applications referred to the Assembly.

1668. APPEAL COSTS

Submitted, report by Head of Planning Services for information advising that costs have been awarded to the Council with regard to two recent appeals:

- (i) Site at former Thomas Motor Mart, Rhuddlan.
- (ii) Rhydorddwy Goch, Rhyl

RESOLVED that:- the report be received and that officers investigate whether costs can be included for reduced income on Rhuddlan Town Council's hall, which was block booked for the Lidl appeal.

1669. APPEAL UPDATES

Report submitted by Head of Planning Services detailing recent appeal decisions.

RESOLVED that:- the report be received. Members requested that in future reports, an indication be given whether the planning application was determined by Committee and whether the decision was against officers' recommendations.

1670. 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 1st May 2002 and advising of the current membership of the Site Visit Panel.

Members were advised of a request from Councillor N. Hugh-Jones requesting that the Site Visit at 72 Gronant Road, Prestatyn be held on 7 May 2002 at 4.00 pm.

RESOLVED that:- the approved site visit be held on 7th May 2002 at 4.00 pm to allow the local Member to be present.

1671. 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 9th March 2002 and 8th April 2002.

RESOLVED that:- the report be received

Meeting closed at 1.25 pm.
