

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held at Council Chamber, Town Hall, Ruthin on 26th February 2003 at 2 p.m.

PRESENT

Councillors F. D. Jones (Chair), J Butterfield, A.E. Fletcher-Williams, I.M. German, D.M. Holder, N. Hugh-Jones, E.R. Jones, G. Jones, P.M. Jones, R.E. Jones, R.J.R. Jones, J.S. Kerfoot-Davies, F. Shaw, D.A. Thomas, D.A.J. Thomas, S. Thomas, K.E. Wells, C.H. Williams, P.O. Williams (local member / observer), and R.L.I. Williams.

ALSO PRESENT

County Clerk (Ian Hearle), Development Control Manager (M. Dakeyne), Principal Planning Officer (Ian Weaver), Principal Planning & Enforcement Officer (G. Boase), Planning Officer (Iwan Lloyd) Administrative Officer (G Butler)

APOLOGIES

Councillors M.L.I. Davies, S. Drew, M.A. German, N.J. Hughes, R.W. Hughes, D. Jones, and E.A. Owens. Apologies were also received from A.O. Phillips (Head of Planning Services) and J. Kennedy (Legal Services Manager)

1087. WELCOME

The Chair welcomed members of the public and apologised for any inconvenience caused by the change of time.

1088. FORMER COUNCILLOR PETER WILLIAMS

The Committee time had been changed to allow Members to attend the funeral of former Denbighshire and Rhuddlan Councillor Mr. P. Williams (Prestatyn).

The meeting stood in silent tribute to former Councillor Williams who was a previous Chair of Planning Committee.

1089. QUORUM

The County Clerk remarked on the numbers of Members present and reminded the meeting that a quorum is 50% - 15 Members in the case of Planning Committee.

Councillor R.E. Jones asked that standing orders be observed with regard to the length of speeches.

1090. SITE VISITS

Members were also reminded of the need to seek advice from Planning or Legal Officers when proposing a site visit to establish if the reasons for the request are valid planning reasons.

1091. 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>
02/2002/1077/PF	(Following consideration of 2 additional letters of representation from Ruthin Town Council and Head of Highways) Amended details of dwelling previously approved under Code No. 2/9719 (Glyndwr DC) at Land to the rear of 6 Clwyd Street, Ruthin.
02/2002/1299/PF	Conversion and extension of Church Institute and living quarters to 3 residential units at 66 Mwrog Street, Ruthin.
02/2002/1314/PF	Erection of extensions to existing dwelling at The Pines, Greenfield Road, Ruthin.
06/2002/0782/PF	(Following consideration of 3 additional letters of representation from Mr and Mrs Roberts, 6 Deunant, Gwyddelwern, Karen Sinclair (AM) and a 4th letter of objection from an individual objector who does not wish their address divulged) Erection of twelve (12) dwellings, construction of new pedestrian and vehicular access, widening of Deunant estate, provision of car spaces for Deunant estate, provision of children's play area, and construction of bridge with associated culvert at Land at Bryn Llan, Gwyddelwern, Corwen SUBJECT to following amended conditions: The Recommendation is subject to the release of the Certificate of Decision only on :- (i) The voluntary transfer of the agreed "Commuted Sum" payment for the Open Space provision and maintenance from the developer to the County Council, and the clearance of the cheque or (ii) The completion of a Section 106 Obligation requiring the payment of a Commuted Sum for the Open Space provision and maintenance from the developer to the County Council, and the clearance of the cheque. 2. Prior to the application of any stonework and render on the dwellings, sample panels of the types of render finishes and stonework including textures, colours and mortar jointing 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 samples as may be approved in writing by the Local Planning Authority, and the render and stonework panels to be used on the buildings shall be strictly of the same type, texture and colour as the approved sample panels. 4. None of the dwellings shall be occupied until the written approval of the Local Planning Authority has been obtained to details of the children's open space equipment, fencing and surfacing materials, and the play space has been laid out and landscaped in accordance with the approved details, and that area shall not thereafter be used for any purpose other than as public open space. 5. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed layout and design of the foul water drainage system, the details of the street lighting, signage, means of traffic calming and the construction of the internal estate roads, and the development shall be completed strictly in accordance with the approved details prior to the first occupation of the final dwelling of the development.

6. The estate road and footways shall be surfaced to base course standard before any dwellings which it serves are occupied.
7. The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied, or within two years of the commencement of work on the site, or such alternative period as may be agreed in writing with the Local Planning Authority, whichever is the sooner.
8. No development shall be commenced until a scheme for the provision and implementation of a surface water regulation system to accommodate water from the dwellings, driveways and roads, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety prior to the construction of any impermeable surfaces draining to the system.
9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that order) no tank for the storage of oils, fuels or chemicals shall be erected within the curtilage of a dwellinghouse unless it is sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage.
10. No dwellings approved by this permission shall be occupied until the foul drainage works, i.e. connection to the public foul sewerage system, has been completed.
11. No development shall take place until the written approval of the Local Planning Authority has been obtained to the proposed floor levels of all dwellings, and the level of the estate road and parking areas, and the development shall only proceed in accordance with the details agreed.
12. No dwelling shall be occupied until its parking space(s) and access have been laid out in accordance with the approved plans, and have been surfaced to final wearing course.
13. No windows shall be installed at first floor level on the rear elevation of the Plot 1 dwelling with the exception of the obscured glazed bathroom window.
14. 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 levels be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
15. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.
16. 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;
- (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 landform;
- (e) proposed positions, design, materials and type of boundary treatment.

17. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the final dwelling of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

18. No development shall be permitted to commence on the main development site to the north east of Nos. 5 and 6 Bryn Llan until full details of the works on the widening of the highway and the construction of the associated footway in the Deunant estate have been submitted to and approved in writing by the Local Planning Authority, and the approved works have been completed in their entirety.

19. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the full details of the proposed parking area to the north east of Nos. 5 and 6 Bryn Llan; to include for details of final levels relative to the road, adjoining dwellings and the stream, the kerbing and surfacing, the provision to be made for handling of any surface water arising from Afon Camddwr, including the construction of a screen wall/surface water retention and disposal arrangement between the parking spaces and Nos. 5 and 6 Bryn Llan; and the approved details shall be completed in their entirety prior to the commencement of work on any of the dwellings on site.

20. No development shall be commenced until the written approval of the Local Planning Authority has been obtained to the details of the proposed bridge and culvert over the River Camddwr, to include for a suitable debris screen, culvert intake and outfall arrangement, and any other debris screens which may be necessary; and any other improvements to the stream and existing culvert intake and surrounding area as are necessary to address the incidence of flooding from blockage of that culvert entrance; and the approved details shall be implemented in their entirety prior to the occupation of any dwellings on the site.

Reasons:

- 2. In the interests of visual amenity.
- 4. In the interests of visual amenity and to ensure a satisfactory provision of open space to serve the development.
- 5. To ensure that the estate road system is constructed to a standard suitable for adoption and, in the interests of traffic safety, is capable of catering for the amount of traffic that is likely to be generated by the proposal.
- 6. & 7. In the interests of traffic safety.
- 8. To prevent the increased risk of flooding.
- 9. To prevent pollution of the water environment.
- 10. To ensure a satisfactory means of foul sewage disposal.

11. To reduce the risk of flooding on the site in the interests of amenity.
12. In order that adequate parking facilities are available within the curtilage of the site.
13. In the interests of privacy and amenity of neighbouring properties.
14. In order to ensure that trees and hedges to be retained are not damaged by building or engineering works.
15. To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.
16. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
17. To ensure a satisfactory standard of development, in the interests of visual amenity.
18. In the interests of highway safety.
19. To ensure the provision of replacement parking spaces for ones lost at Bryn Llan as a result of the development, to ensure adequate screening is provided for occupiers of Nos. 5 and 6 Bryn Llan , and to ensure the Bryn Llan properties are suitably protected from the possibility of surface water flooding.
20. To reduce the risk of flooding on the site.

Notes to Applicant:

You are advised of the Environment Agency requirements which are as follows:

Any works (including temporary works) in, under, over or adjacent to any watercourse will require the formal consent of the Environment Agency prior to works commencing.

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.

You are advised of the Council's drainage officer comments which are as follows:

Future culvert maintenance costs will have to be covered by the provision of a commuted sum. This can be agreed between the Applicant and the Highway Authority when the road is offered for adoption.

Future watercourse maintenance costs would have to be covered by the provision of a commuted sum.

The Council will shortly be undertaking a project appraisal to look at various options to deal with the existing culvert flooding problem.

You are advised of the following comments from Babbie:

Investigatory work required to determine whether existing water supply apparatus is capable of servicing the development. Applicant should contact United Utilities directly to arrange this - Gareth Thomas (01244 663292).

You are advised of the following enclosed Highway Authority Advisory Notes:

- (i) Highway Supplementary Notes Nos 1, 3, 4, 5, 6, 7, 8, 9 and 10.
- (ii) New Roads and Street Works Act 1991 - Part N Form
- (iii) Denbighshire County Council Specification for Road Construction.
- (iv) Denbighshire County Council General Notes for Highway Lighting installations.

15/2002/1245/AC

Councillor Selwyn Thomas declared an interest in the following application but had already left the Chamber.

(Following consideration of 6 additional letters of representation from Llanarmon yn Ial Community Council (3rd letter); Rosemary Roberts and Andy Roberts, Crud y Gwynt, Bryn Awelon; John Mooney, 2 Bryn Awelon; D & S Pollard, Y Nith; Andrew & Sophie Milligan, Arfryn, Bryn Awelon; Bob Barton, Glan Alyn, Llanarmon yn Ial).

Details of size and external detailing of the caravan submitted in accordance with condition number 3 of planning permission 15/2001/230/PF at Eryrys Caravan Park, Bryn Awelon, Eryrys, Mold.

SUBJECT to New Condition 1

1. The colour of the external walls and the roof shall be retained at all times in accordance with the samples received by the Local Planning Authority on 20th November 2002 (mid/dark brown timber effect walls green pantile roof).

16/2002/1344/PF (Following consideration of 2 additional letters of representation from Llanbedr DC Community Council and National Assembly Highways Directorate).

Erection of dwelling and alteration to existing vehicular access to Plot of Land to front of Bryn Melyn, Llanbedr Dyffryn Clwyd, Ruthin.

SUBJECT to amended Conditions 2, 3, 4 & 6

2. No development shall commence until the written approval of the Local Planning Authority has been obtained to the full details of the proposed access onto the A494, including the position of any gates, and the surfacing proposals; and the access shall be completed in accordance with the approved details prior to the first occupation of the dwelling.

3. Facilities shall be provided and retained within the site for the parking and turning of 2 vehicles in accordance with a scheme to be agreed with the Local Planning Authority.

4. The highway boundary wall adjacent to the proposed access shall be retained at its existing height and nothing shall be planted or erected above this height within 2.4m of the boundary wall.

6. The dwelling shall not be occupied until there has been erected a 1.8m high screen on the side of the first floor balcony in the position shown on the plan attached to this certificate; the height of the screen to be measured from the finished floor level of the balcony and the details of the screen to be as submitted to and agreed in writing on the Local Planning Authority before the commencement of work thereon. The screen shall be retained at all times.

30/2002/0592/PF

Subject to the receipt of no further representations raising a planning matter not already covered in the report by the end of March 2003

(Following consideration of 1 additional letter of representation from the Head of Highways).

Conversion and extension of 3 farm outbuildings into 4 No. holiday accommodation units at outbuildings at Home Farm Llanerch Hall, Llanerch Park, St Asaph.

SUBJECT to New Note to Applicant

Note to Applicant : Foul effluent only should be drained to the public sewer. Surface water will need to drain to soakaways or, if available, a ditch/watercourse in the vicinity of the site.

42/2003/0039/PO

(Amended application site location plan circulated and Following consideration of 5 additional letters of representation from Dyserth Community Council; D.P.Owen, Rhandir Cain, Parc y Foel; W.M. Griffiths, Noella, Clwyd Avenue; H. Fisher, Anesis, Foel Park; A.S. & F.L. Vernon, West Winds, 12 Clwyd Avenue)

Development of 0.07ha of land by erection of 1 No. Dwelling and construction of new vehicular access and turning-head at Land in Foel Park, Dyserth, Rhyl.

SUBJECT to amended conditions 10 and 11.

10. Approval of the details of the siting, design and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.

11. "..... and provision of a turning area and parking spaces".

43/2003/0057/PF

Mark Dakeyne declared an interest in the following application and left the Chamber during consideration thereof.

(Following consideration of 1 additional letter of representation from Prestatyn Town Council).

Erection of single-storey pitched-roof extension to side and rear of dwellinghouse at 21 Pendre Avenue, Prestatyn.

(Councillor Ken Wells wished it to be noted that he abstained from the vote as he lives nearby).

45/2002/1057/PF

(Following consideration of 11 additional letters of representation from Head of Highways; Principal Countryside Officer; Councillor N. Hugh Jones; Mr and Mrs D.J. Williams, Y Garth, 18 Russell Court; K. Jackson, 9 Russell Court; Mr and Mrs R Williams, 8 Russell Court; Mrs P.B. Jones, 10 Russell Court; G.W. Jones, 12 Russell Court; Mr and Mrs Clayton, 5 Russell Court; Mrs B. Thomas, 4 Russell Court; Mr and Mrs Guy, 16 Russell Court).

Following a proposal to grant planning permission and following the requisite numbers of Members requesting a Recorded Vote, the Chair invited Members to vote FOR or AGAINST the granting of planning permission for the erection of 20 No. Two-storey flats and alterations to existing vehicular/pedestrian access at Fraith Villa, 2a Boughton Avenue, Rhyl.

Councillors I.M. German, D.M. Holder, F.D. Jones, G. Jones, R.E. Jones, R.J.R. Jones, D. A. Thomas, K.E. Wells, and C.H. Williams voted for the granting of planning permission

Councillors N. Hugh-Jones, E.R. Jones, P.M. Jones, F. Shaw, S. Thomas and D.A.J. Thomas voted against the granting of planning permission

Councillors J. Butterfield, A.E. Fletcher-Williams, J.S. Kerfoot-Davies and R.L.I. Williams abstained from voting.

For - 9 Against - 6 Abstentions - 4

The recommendation to Grant Planning Permission is made subject to the applicants first entering into a section 106 agreement covering the provision of commuted sums and/or provision of public open space in accordance with Policy REC2 and long term ground and access maintenance arrangements. As an alternative to the S.106 Obligation to cover open space payments, the commuted sum could be paid prior to the issue of the decision.

In addition it is recommended that a tree preservation order be served on the trees to be retained as part of the development.

SUBJECT to amended conditions 9, 10, 11 and 12

9. "Tillhill Forestry" add "All trees to be retained/felled shall be clearly marked as such prior to the commencement of any tree felling or tree works".

10. The final dwelling of the development shall not be occupied until all the roads and pavements have been completed in accordance with the plans hereby approved and the requirements of Condition No. 12.

11. " outermost limits of the branch spread except where adjacent to the access road where the fencing shall be erected in accordance with an alternative scheme agreed in writing by the Local Planning Authority".

12. Add "to the south east and the internal access road".

Notes to Applicant : CH1 - Highway Supplementary Notes attached
CH3 - Part N form attached

The County Councils Head of Highways draws your attention to the following attached notes - specification for road construction, notes for highway lighting and installation, and general requirements for traffic signs and road markings.

45/2002/1295/PF

Councillor Nancy Fletcher-Williams declared an interest in the following application and left the Chamber during consideration thereof.

Construction of 2 No. External water slides and central access tower-staircase at Sun Centre and Pavilion Theatre, East Parade, Rhyl.

47/2002/1028/PO

(Following consideration of 6 additional letters of representation from Tremeirchion, Cwm, Waen Community Council; Head of Highways; Paul and Sally Ringer, Manley, 8 Groesfordd; John & Jill Mort, Bryn Haf, Tremeirchion; Mrs M.M. Bibby, Cartref; Mrs Meinir Roberts, Yr Hen Gapel, Tremeirchion).

Development of 0.077 ha of land by erection of dormer bungalow & garage and construction of new vehicular access (outline application) at Land fronting Groesfordd forming Part rear garden of 7 Heol Y Brenin, Tremeirchion St. Asaph.

SUBJECT to amended conditions 4 and 5, new conditions 10 and 11 and New Notes to Applicant.

4. "..... in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The plans shall include full details of the new pavement and dropped kerb across the head of the cul de sac".

5. Add "Surface water shall be dealt with by soakaways".

10. Any accommodation at first floor level in the dwelling hereby permitted shall be contained within the roofspace".

12. No dwelling shall be occupied until parking spaces and access thereto have been laid out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority.

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).

Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway/verge under Section 184 of the Highways Act 1980.

(Councillor R. Lloyd Williams wished it to be noted that he voted again the granting of Planning Permission).

(ii) Refusals

42/2002/0696/PF

(Following consideration of 1 additional letter of representation from Applicant's agent).

Amended description - Conversion, alterations and extension of outbuilding at rear to form annex accommodation at Bodnant Forge, Penisa, Dyserth, Rhyl.

45/2002/1251/AD

Retention of internally-illuminated fascia sign and internally-illuminated projecting box sign at 34 Queen Street, Rhyl.

(iii) Refusal against Officer's recommendations

03/2002/1204/PF	<p>Change of use of existing public house to 4 dwelling units at Jenny Jones Hotel, Abbey Road, Llangollen.</p> <p>The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason:</p> <p>Highways grounds - access on dangerous bend.</p> <p><i>Reason :</i> In the opinion of the Local Planning Authority, the access to the rear courtyard is unacceptable to serve the development by virtue of the limited visibility which is possible at the point of entry onto the A542, at a dangerous point on the inside of a bend, and the fact that the archway is not wide enough to allow passage of vehicles entering and exiting the site; all being likely to lead to vehicles projecting out into the highway to attain visibility, and vehicles stopping or emerging slowly onto the highway in the course of manoeuvring into and out of the entrance, creating hazards for drivers of all vehicles using the A542.</p>
(iv) Site Visit	
02/2002/1159/PO	<p>(Following consideration of 2 additional letters of representation from P & G Jones, Llanrhydd Farm, Ruthin (2nd letter); Mr M Van Der Eijk, Tyn y Caeau Farmhouse, Llanrhydd).</p> <p>Erection of dwelling, detached garage and associated works at Land adjacent to Tyn Y Caeau, Llanrhydd, Ruthin.</p>
23/2002/1279/PF	<p>Amended details of alterations and extensions to dwelling, demolition of brick garage, treatment of highway boundary walls, extension to residential curtilage, previously approved under Code No. 23/772/99/PF at Bryn Eglur, Llanrhaeadr, Denbigh.</p>
(v) Enforcement Matters	
ENF/2003/0002	<p>Neglect of a Listed Building at Gwasg Gee, 12 Chapel Street, Denbigh</p> <p>That authorisation be granted for the following:</p> <p>(i) Serve an Urgent Works Notice under Section 54 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to ensure that the building is fully secured from unauthorised entry and to prevent any further decline in the structural stability of the building by the implementation of various temporary works to the structure, including in part works to the roof, guttering and other rainwater goods, considered to be necessary to secure the building as a matter of urgency.</p> <p>(ii) Officers continue to liaise with the owner of the site, representatives of the Trust and any other interested party in order to proactively promote the possibility of alternative uses for the building in an attempt to secure future investment and thereby its reinstatement subject to the necessary permissions and consents being obtained.</p> <p>(iii) Prior to taking any direct action should the requirements of the Notice not be financed by the THI grant scheme, Officers will report the matter back to Members of the Planning Committee for a formal resolution as to what further action should be taken at that time.</p>
ENF/2003/0003	<p>Unauthorised signs at 34 Queen Street, Rhyl</p> <p>That authorisation be granted for the following:</p> <p>(i) Instigate prosecution proceedings or other appropriate action under the Planning Acts, including the Service of Discontinuance Notice if deemed necessary, to secure the removal of the internally illuminated fascia sign and projecting box sign.</p>
ENF/2003/0004	<p>Fence over 1m high adjoining Highway at 141 Marsh Road, Rhyl.</p> <p>That authorisation be granted for the following:</p>

- (i) Serve an Enforcement Notice to secure removal of the unauthorised fence.
- (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, should they fail to comply with the requirement thereof.

**1092. TERMS OF 106 OBLIGATION
LAND AT PANT GLAS, ST. ASAPH**

(Councillor D.A. Thomas declared an interest in the following matter)

Submitted Report by Head of Planning Services setting out heads of terms of the Section 106 obligation connected to an application for planning permission for development of open space land at the junction of Tan y Bryn and Pant Glas, St. Asaph for residential purposes.

RESOLVED that the Section 106 obligation be drafted to include the terms set out in Paragraph 3 of this report and that planning permission be issued once the obligation is complete.

1093. PROPOSED 25 TURBINE WINDFARM AT TIR MOSTYN - FOEL GOCH NANT GLYN

Submitted Report by Head of Planning Services updating Members of developments in relation to the Nantglyn Windfarm.

RESOLVED that the report be received.

1094. CODE OF BEST PRACTICE FOR MEMBERS AND OFFICERS

Submitted Report by Head of Planning Services seeking to ratify the further clarification sought by Full Council which discussed this matter on 19th November 2002.

RESOLVED that Planning Committee accept the amendments to the report as highlighted in bold text and underlined in Appendix 1.

1095. 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 3rd March 2003 and advising of the current membership of the Site Visit Panel.

RESOLVED that the approved site visits be held on Monday 3rd march 2003, in the morning.

1096. 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 January 2003 - 31 January 2003

RESOLVED that the report be received.

The Meeting closed at 4.25 p.m.
