

PLANNING COMMITTEE

Minutes of meeting of the Planning Committee held in the Council Chamber, Russell House, Churton Road, Rhyl on 26 March 2003 at 10.00 a.m.

PRESENT

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

APOLOGIES

G. Clague, R.W. Hughes, D. Jones

ALSO PRESENT

Head of Planning Services, Legal Services Manager, Development Control Manager, PPO (Policy), SPO (South) (Iwan Lloyd) (Head of Highways was also present for part of the meeting) G. Butler (Admin Officer).

1211. URGENT MATTERS

None

1212. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

NEW PROCEDURE - LATE REPRESENTATIONS

Head of Planning Services advised Members that in future, a list of late representations and suggested changes to conditions would be circulated on the day of the meeting

Consents

<u>Application No.</u>	<u>Description and Situation</u>
43/2003/0056/PF	Change of use first-floor and flat to showroom/office, staffroom and storage at 222-224 High Street Prestatyn. (Councillor Sophia Drew abstained from voting.)
43/2003/0079/PF	Erection of single-storey pitched roof extension at side with dormer window to rear of dwellinghouse (partly in retrospect) at 21 St Annes Avenue, Prestatyn. (Councillor Sophia Drew abstained from voting.)
43/2003/0115/PF	Provision of rooms in roofspace with dormer extension to rear of dwellinghouse at 6 Alexander Drive, Prestatyn.
45/2003/0154/PF	Following consideration of 2 additional letters of representation from Coast Protection Unit and Environment Agency. Use of land and installation of equipment to form skate park at land adjoining Skytower Car Park, West Promenade, West Parade, Rhyl. (Councillor Sophia Drew voted to refuse planning permission.)
47/2002/0227/PC	Retention of existing storage building, 3 No. Stables and tack-room (Retrospective Application) at Part Field No. 1685 Holywell Road, Rhallt, St. Asaph.

Subject to: Amended Condition 3 "... of this permission and shall comprise hedge and tree planting to the following specification - shrubs 45 - 60cm high, 4 per metre planted in two staggered rows 80% hawthorn, 10% blackthorn, 5% hazel, 3% holly, 2% dogrose and trees of ash (1.2-1.5m high) and oak (0.9 - 1.2 m high) at 1.5 m centres and any trees or plants etc".

47/2002/1265/PF

(Following consideration of 1 additional letter of representation from AONB JAC) Retention of existing livestock building and erection of extension for housing of livestock (partly in retrospect)

at Marian Mawr, Caerwys Road, Cwm Dyserth, Rhyl.

Subject to the following Amended Conditions 1 & 3:

1. Notwithstanding the details indicated on Drawing No M/01 Rev B the roof and wall cladding to the buildings hereby permitted shall be slate grey/blue colour and shall thereafter be retained in the approved colour.

3. ".....shall be carried out in the next planting and seeding seasons following completion of the development". (Councillor Sophia Drew abstained from voting.)

47/2003/0132/PF

Councillor Selwyn Thomas declared an interest in the following application and the left the Chamber during consideration thereof.

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

Additional use of land for winter storage of caravans to allow 17 touring caravan pitches and extension to touring caravan site to form open amenity space/recreation area and landscaping at Penisa'r Mynydd Caravan Park, Caerwys Road, Rhualt, St Asaph.

Subject to the following Amended Conditions 2 and 3

2. The use hereby permitted shall not commence until vehicular passing places have been provided along the Class C County Road between the application site and the A55 (T) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

3. (spelling errors) "Caravans" "59 touring caravans".

Reasons - 3. In the interests of amenity and highway safety. (Councillor Sophia Drew voted to refuse planning permission and Councillor M. Ll. Davies abstained from voting.)

01/2002/1040/PF

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

Head of Highways and Highways Development Manager answered Members' queries on highway aspects of this development.

(Following consideration of 3 additional letter of representation from Denbigh Civic Society, Cymdeithas Tai Clwyd and Mr & Mrs Skilling of 9 Gerddi Mair, Denbigh.) Erection of 62 dwellings, with associated construction of mini roundabout at Rhyl Road, service roads and linking the site with Ffordd Caledfryn, open space and drainage, and demolition of existing farm buildings at land at Alafowlia Farm, off Rhyl Road, Denbigh.

This recommendation is subject to the completion and signing of a Section 106 Obligation within 12 months requiring the transfer of seven properties on the site to a registered housing association and the voluntary transfer of the agreed commuted sum payment for the open space and maintenance from the developer to the County Council and the clearance of the cheque. If following 12

months the obligation is not signed the application would be referred back to the Committee for reconsideration in the light of circumstances applying at that time.

(Councillor Neville Hugh Jones was not present during the discussion and accordingly did not vote.)

04/2002/0798/PF

(Following consideration of 1 additional letter of representation from County Landscapes Architect.)

Proposed erection of community centre including associated parking, new access and relocation of existing school playing fields at land adjacent to Betws Gwerfil Goch CP School, Betws Gwerfil Goch, Corwen.

Subject to: Amended Condition 13 - No development shall be permitted to commence on the Community Centre building until the relocated playing field has been completed to a playable standard and is available for use.

15/2002/1339/PF

(Following consideration of 1 additional letter of representation from Llanarmon and District Conservation Society.)

Use of land as recreational waterfowl park, including construction of 3 new pools, footpaths and associated landscaping/planting at Pen y Ffrith, Llandegla Road, Llanarmon-Yn-Ial, Mold.

15/2003/0070/PR

(Following consideration of 5 additional letters of representation from AONB JAC, Llanarmon & District Conservation Society, Mr & Mrs Rigby of Bronallt, Llandegla Road, P & G Crawford of Ellerslie, Llandegla Road and B Barton of Glan Alyn, Llanferres Road.)

Details of siting, design and external appearance of dwelling, associated landscaping, and construction of new vehicular access, (submitted in accordance with outline planning permission code number 15/2001/186/PO) at Plot 2 Land north of Cam Yr Alyn, Llandegla Road, Llanarmon-Yn-Ial, Mold.

Subject to: Deletion of Condition 1, renumbering of following conditions and New Conditions 3, 8 and 9.

3. None of the hedgerows along the north east and north west boundaries of the site shall be removed other than with the prior approval of the Local Planning Authority.

8. The finished floor and site levels shall not be as shown on plan ref. 2236K03 but shall be as agreed in writing by the Local Planning Authority prior to the commencement of any development.

9. The dwelling shall not be occupied until there has been planted a replacement hedgerow immediately beyond the access visibility splay, the species and size of specimens to be agreed in writing with the Local Planning Authority prior to the commencement of development; and any species which die, become damaged or diseased within 5 years, shall be replaced with specimens of similar size and species, within the next planting season.

Reasons For Conditions -

8. In the interest of the amenities of occupiers of adjacent property, and to ensure the gradient of the access and parking area are acceptable.

9. In the interests of visual amenity.

(Councillor S. Drew voted to refuse planning permission)

15/2003/0071/PR

(Following consideration of 2 additional letters of representation from AONB JAC, and Councillor B Barton, Glan Alyn, Llanferres Road, Llanarmon yn Ial.)

Details of siting design and external appearance of dwelling, associated landscaping, and construction of new vehicular access submitted in accordance with outline planning permission code number 15/2002/235/PO at Plot 1 land south of Cam Yr Alyn, Llandegla Road, Llanarmon-Yn-Ial, Mold.

Subject to: Deletion of Condition 1, renumbering of following conditions and New Condition 8:

8. None of the hedgerow forming the road boundary of the site (along the B5431) shall be removed other than with the written permission of the Local Planning Authority. Reason - in the interest of visual and residential amenity.

(Councillor S. Drew voted to refuse planning permission)

18/2002/1316/PF

Amended details of kennel block for domestic pets (retrospective application), previously approved under Code No. 15/2002/235/PO at Gelli Uchaf, Llandymog, Denbigh.

23/2002/1279/PF

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 23/772/99/PF at Bryn Eglur, Llanrhaeadr Y.C., Denbigh. (Councillor Sophia Drew voted to refuse planning permission.)

Refusals

43/2003/0083/AD

Retention of advance direction sign on gable wall (retrospective application) at Right Choice 89-91 Victoria Road, Prestatyn.

Amended reason for refusal

Add "and this would be contrary to Policy GEN11 of the Denbighshire Unitary Development Plan and Supplementary Planning Guidance Note No. 17 - Advertisements.

2. The sign, by reason of the inclusion of a direction arrow and instruction would be likely to cause confusion to motorists and therefore have an adverse affect on highway safety contrary to the advice within Welsh Office Circular 14/92 and Appendix B to the annex of that circular and contrary to criteria (iii) of Policy GEN 11 of the Denbighshire Unitary Development Plan. (Councillor Neville Hugh Jones voted to grant planning permission and Councillor Sophia Drew abstained from voting.)

44/2003/0014/PS

(Following 4 additional letters of representation from Rhyl Town Council; North Wales Police; Head of Highways and K S Jemmett (on behalf of occupier of 14 Bryn Cwnin Road).

Variation of Condition No.2 on Planning Permission Ref. No. 44/569/99/PF (granted on appeal) to read "The car boot sale shall be limited to a maximum of 14 Saturdays and 28 Sundays in a calendar year" at The Showfield, Rhyl Road, Rhuddlan, Rhyl.

Amended Reason for Refusal - 1. The proposal would result in shopping activity on an out of town site in conflict with national retail policy and the retail strategy of the Denbighshire Unitary Development Plan and would be likely to lead to reduced footfall in Rhyl and other nearby town centres in conflict with criteria (i) of Policy RET18 of the Denbighshire Unitary Development Plan. (Councillor John Smith abstained from voting.)

Defer for the reasons given:

43/2002/1264/PF

(Following consideration of 4 additional letters of representation from Councillor G Clague; Head of Highways; Chris Ruane M.P.

(for G J Hannaby of 44 Berwyn Crescent) and Mr & Mrs J Jones of 69 Dyserth Road.

Erection of 15 No. Dwelling houses and 21 No. three - storey flats, doctor's surgery and pharmacy and formation of access roads and parking areas

at Plots 1-15, Flats and Surgery Site, Rhodfa Wyn, Tower Gardens Estate (Anwyls) Victoria Road, Prestatyn.

Deferred to negotiate reduction in scale and improvements in design of flats.

02/2002/1159/PO

Following consideration of amended plan circulated and 2 additional letters of representation from the applicant and P & G Jones of Llanrhydd Farm.)

Erection of dwelling, detached garage and associated works at land adjacent to Tyn Y Caeau, Llanrhydd, Ruthin.

Defer to allow policy in Welsh UDP document to be checked.

03/2002/1232/PF

(Following consideration of 2 additional letters of representation from Llangollen Town Council and Clwyd Powys Archaeological Trust.)

Alterations and extensions to existing building to form 22 residential units and 2 office units at Upper Dee Mill, Mill Street, Llangollen.

Defer to allow further local consultations.

1213. ENFORCEMENT ITEMS

ENF/2003/10

Unauthorised Advertisement at 89-91 Victoria Road, Prestatyn.

RESOLVED: That authorisation be granted for the following:

1. Instigate prosecution proceedings or other appropriate court action under the Planning Acts, including the Service of a Discontinuance Notice if deemed necessary to secure removal of the non illuminated wall mounted sign.

1214. DENBIGHSHIRE RETAIL AND LEISURE STUDY 2003

Committee noted content of report which will form the basis for policy review at the appropriate time.

1215. DATE OF SITE VISIT

There being no site visits required, this item was withdrawn.

1216. 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 February 2003 - 28th February 2003.

RESOLVED that the report be received.

THE MEETING CLOSED AT 12.45 PM
