

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Russell House, Rhyl on 21st May 2003 at 10.00 a.m.

PRESENT

Councillors B. Blakeley,(observer) J. Butterfield, G. Clague, Sophia Drew, P. Dobb (local member, attended part) E.C. Edwards, A.E. Fletcher-Williams, I.M. German, M.A. German, K.N. Hawkins, D.M. Holder, N.J. Hughes, R.W. Hughes, N. Hugh-Jones, F.D. Jones, G.Jones, P.M. Jones, R.E. Jones, R.J.R. Jones, S. Kerfoot-Davies, D.M. Morris (Observer), 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 and R.LI. Williams.

ALSO PRESENT

Head of Planning Services, Legal Services Manager, Development Control Manager, Principal Planning Officer (South), Admin. Officer (G. Butler).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillor E.R. Jones

43. NEW COMMITTEE MEMBER

It was announced that Councillor P.O. Williams will replace Councillor M.LI. Davies as Plaid Cymru Group representative on the Planning Committee.

44. APPOINTMENT OF CHAIR

Councillor F. D. Jones was nominated by Councillor A.E. Fletcher-Williams and seconded by Councillor K. Hawkins to continue as chair of Planning Committee.

RESOLVED that Councillor F.D. Jones serve as Chair of the Planning Committee for the ensuing year.

45. APPOINTMENT OF VICE CHAIR

Councillor R. LI. Williams was nominated by Councillor J. Smith and seconded by Councillor N. Hughes to continue as Vice Chair.

RESOLVED that Councillor R.LI. Williams serve as Vice Chair of the Planning Committee for the ensuing year.

46. HEAD OF PLANNING SERVICES - A. O. PHILLIPS

Chair thanked the meeting for re-electing him and announced that this would be the last Planning Committee attended by Head of Planning Services Aneurin Phillips who was taking up the post of Chief Executive of Snowdonia National Park.

The Chair and all political groups wished Mr Phillips well in his new post. All expressed regret at the loss of his professionalism, expertise and judgement, and thanked him for his sound advice.

Mr Phillips thanked the Committee for their support and most particularly the Chairs of Planning, UDP Panel and the Staff of Planning Services

47. 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, be 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:-*

The Chair advised the meeting that Councillor P Dobb wished to address Committee as local member on items 11 and 12, but would be arriving late, and that Councillor E.C. Edwards wished these items to be dealt with early to allow his attendance at another meeting this morning.

RESOLVED that items 11 and 12 (31 Tan y Bryn Llanbedr DC) be discussed as soon as Councillor Dobb arrived.

SITE VISITS

Mr Phillips referred to a decision made at the Committee held on 23 April 2003, resolving to defer a decision on application code no. 43/2002/1223/PF (2 Tudor Avenue + 50 Gronant Road, Prestatyn) and to hold a site visit on receipt of additional plans.

The plans had now arrived and it was proposed to hold this site visit on 27 May 2003.

A request was made to hold it early in the day to allow local member S. Drew to attend.

(i) Consents

Application No.	Description and Situation
43/2003/0379/PF	Erection of a two storey extension at 10 Ffordd Las Prestatyn. <i>Subject to:</i> New Condition 5 - "No ground disturbance connected with the development shall take place until the presence of a contracted archaeologist has been secured on-site according to the prescriptions set out in a curatorial design brief and approved in writing by the Local Planning Authority. Access, at any reasonable time, shall be given to this archaeologist to enable the observations and recording of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited with County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL (01938-553670) within one month of the completion of this work with a summary of records sent to the Local Planning Authority at the same time.
45/2003/0076/PF	Councillor D A J Thomas declared a non-pecuniary interest in the following application. Erection of two-storey integrated centre with car park and new vehicular access to Ffordd Las at land at Christchurch School, Ernest Street, fronting Ffordd Las, Rhyl. <i>Subject to:</i> New Conditions 2 and 8 and Additional Note to Applicant.

2. Prior to the first occupation of the building(s) hereby permitted, the written approval of the Local Planning Authority shall be obtained in respect of the siting and design of the vehicular access to the site, and the access shall be completed strictly in accordance with the approved details.

8. Any piling operations associated with the construction of the building hereby permitted shall only be carried out between the following hours: 0800 hrs to 1800 hrs Mondays to Saturdays and at no time on Sundays. Reason - in the interests of residential amenity.

Additional Note to Applicant - You should note the terms of Condition No. 8 of the planning permission. Members at the Planning Committee when considering the planning application requested that surveys of nearby residential properties take place prior to the commencement of any significant construction works involving piling to ascertain the base line standard condition of properties.

45/2003/0345/PF

Erection of two storey extension to rear of premises to provide additional living accommodation together with the erection of new boundary fencing and front entrance porch at 1 Llys Dewi, Rhyl.

47/2003/0010/PF

Use of land to form extension of residential curtilage and erection of detached double garage for domestic use at Pant Ifan Goch, Holywell Road, Rhuallt, St Asaph. *Subject to:* Amended condition 3 "...comprising a mixed native species hedgerow and other landscaping along the length of the southern boundary"

Note to applicant - You are advised that the conditions of this planning permission will be strictly enforced and any failure to comply with the conditions or the approved plans will result in the whole development becoming unlawful. Concerns are expressed about the overall state of the site including the storage of civil engineering and construction materials, depositing of rubble and positioning of a static caravan in the adjacent field. These matters are being investigated by the Council's Enforcement Section who will be in contact with you in the near future. Members requested that enforcement action be considered regarding:

- i) untidy land and depositing of rubble
- ii) static caravan in adjacent field
- iii) storage of civil engineering and contractors materials

47/2003/0153/PF

Operational development comprising increase in ground levels, constructions of access roads and hard surfaces, workshop and machine store for civil engineering contractors yard and recycling station (Phase 1) (partly in retrospect) at land and adjoining Goffa/Trefaldwyn Holywell Road, St Asaph. *Subject to:* following amended/additional conditions and amended Note to applicant:

1. Add "to base course construction" after "completed"

5. The recycling station and contractors shall be confined solely to the areas indicating on Drawing No. K/PL/2216/1B submitted with the planning application and forming part of this permission. Reason: to ensure that the extent of the operational development reflects the planning permission for the use of the land to ensure compliance with planning policy.

Note to Applicant - "47/2003/0153/PF" should read "47/2001/1163/PF"

Members requested that the officers should ensure compliance with conditions imposed on both this planning permission and the earlier permission ref: 47/2001/1163/PF. Significant works have already taken place on the site although a number of conditions have not been complied with.

02/2003/0358/PF

Erection of extension to existing dwelling at 17 Porth Y Dre, Ruthin.

03/2003/0297/PF

Following consideration of correction to the report (the objector is from 1 Bryn Dedwydd, not No. 2). Erection of extension to existing dwelling at 2 Bryn Dedwydd, Fron Bache, Llangollen.

08/2003/0373/PF

Following consideration of one additional letter of representation from Head of Public Protection. Construction of a new vehicular access and installation of a new septic tank at Meirionfa Cynwyd, Corwen.

Subject to: The deletion of Condition 2 and renumbering of subsequent conditions Amendments to conditions 3, 4, 5 & 7 (as numbered on the report)

3 (now 2). The foul drainage from the proposed development shall be discharged to a non-mains sewerage tank and soakway system, which meets the requirements of British Standards BS6297:1983.

4 (now 3). The precise location of the access shall not be as shown on the submitted plans but shall be moved 1.0 m to the north.

5 (now 4). The entire length of the frontage hedge on the north side of the access shall be lowered and subsequently maintained at a height not exceeding 1.05m above adjacent carriageway level. There shall be no planting or developments permitted above that height for a minimum distance of 2.4m back from the edge of the carriageway at any time.

7 (now 6). Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with a scheme to be agreed with the Local Planning Authority, and which shall be completed prior to the proposed access being brought into use.

20/2002/1287/PF

Erection of extension to existing dwelling and construction of new vehicular access at Cae Ffolt, Llanfair Dyffryn Clwyd, Ruthin.

25/2003/0275/PF

Following consideration of amendment to para 7(ii) Page 47 (this is NOT in accordance with previous planning permission) and a short recess to allow Members to examine the proposed plans. Amended details for the erection of a replacement dwelling previously approved under planning permission No. 25/599/99/PF at Bryn Awel, Peniel, Denbigh.

27/2003/0286/PF

Following consideration of one additional letter or representation from the Head of Highways. Erection of timber reception buildings and storage building at Abbey Fisheries, Llantysillo, Llangollen.

Subject to: Amended Conditions 3, 5, 7 & 8 and New Note to Applicant 1 & 2.

3 - The reception building shall be open for use solely by occupiers of the chalets at Abbey Fisheries and not by any visiting members of the public.

5 - No development shall take place until details of means of disabled access to the reception building is submitted to and is approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details agreed prior to the building being first brought into use.

7 - No work shall be permitted to commence on the erection of the reception building until the written approval of the Local Planning Authority has been obtained to the final colour of the external walls and roof tiles.

8 - The external face of the walls and the roof sheets of the agricultural building shall not be as shown on the submitted plans but shall be dark green or dark brown profiled sheets unless otherwise agreed in writing by the Local Planning Authority.

New Notes to Applicant:

1 Your attention is drawn to the attached Highway Supplementary Notes 1,2,3,4,5, & 10

2 Your attention is drawn to the attached New Roads and Street Works Act 1991 - Part N form

28/2003/0032/PF

(J Kennedy declared an interest in the following application.)

Erection of extension to existing agricultural building at Plas Meifod, Ffordd Meifod, Henllan, Denbigh.

(ii) The following applications be Deferred for Reasons Given

Application No.	Description and Situation
03/2003/0417/PF	Following consideration of 2 additional letters of representation from Llangollen Civic Society and Access Officer. Conversion of garage to servery, construction of terraced area, new pedestrian access onto footway, and associated landscaping and Erection of extension to existing dwelling at land opposite Royal Hotel, Bridge Street, Llangollen. <i>Defer</i> - officers withdrew consideration of this application as it was found to be technically invalid.

(iii) Site Visits

Application No.	Description and Situation
43/2003/0443/PF	Following consideration of 2 additional letters of representation from Principal Countryside Officer and Mr & Mrs Sugarman, 39 Bryntirion Drive, Prestatyn. Erection of pitched-roof extensions at side and rear, provision of balcony at rear and dormer windows at front at 18 Stoneby Drive, Prestatyn.
16/2003/0200/AC	Following consideration of one additional letter of representation from "13 concerned residents of Tan y Bryn". Details of ground level of dwelling submitted in accordance with condition number 6 of planning permission 16/2002/1072/PF at 31 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin
16/2003/0350/AC	Details of new first floor window to rear elevation and fenestration details to the western and eastern elevations submitted in accordance with condition numbers 5 and 8 of planning permission no 16/2002/1072/PF at 31 Tan Y Bryn, Llanbedr Dyffryn Clwyd, Ruthin.

48. APPEAL HEARINGS

**40 Parc Aberconwy, Prestatyn
18-20 Vale Road, Rhyl**

Submitted report by Head of Planning Services requesting nominations for Councillors to represent the Planning Committee at the above hearings in accordance with the Code of Best Practice for Councillors and Officers dealing with Planning Matters (paragraph 9.3).

RESOLVED that: as a general rule, the proposer and seconder of the decision under appeal would be asked to represent the Committee.

40 Parc Aberconwy, Prestatyn

RESOLVED that: Councillors N. Hugh Jones and S Drew represent the Committee at the Appeal Hearing.

The Head of Planning Services verbally advised that the Planning Inspectorate had offered 22 July 2003 as a date for the hearing. However, as Councillor Hugh Jones was unavailable that day, he would ask the Planning Inspectorate to nominate another date.

18 - 20 Vale Road, Rhyl

RESOLVED that: Councillors A Owens and D A J Thomas (with Councillor P Jones as substitute) represent the Committee at this Hearing.

The Head of Planning Services advised that the Planning Inspectorate had offered to hold this hearing on 15 July 2003, which was acceptable to the nominated Councillors.

49. STREET NAMING

Y Parc Estate, St Asaph.

Submitted: report by Head of Planning Services advising Members of the short list of names for the above development.

RESOLVED that: The development at Y Parc Estate, off Heol Esgob, St Asaph be named Lon y Parc. (Councillor N Hughes wished it to be noted that he voted for the alternative suggestion of "Parc Gwenffrewi")

50. DATE OF SITE VISITS

The Head of Planning Services written report (previously circulated) was submitted seeking approval for site visits arising from Agenda Item No. 2 and of the Planning Committee held on 23 April 2003 to be held on 27 May 2003 and advising of the current membership of the Site Visit Panel.

RESOLVED that: the approved site visits be held on 27 May 2003.

51. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

Head of Planning Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between 1 April 2003 and 30 April 2003.

RESOLVED that: The report be received.

Meeting closed at 11.25 am