PLANNING COMMITTEE MEETING - 21st May 2003 Agenda Item: 4

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

REPORT BY HEAD OF PLANNING SERVICES

APPEAL HEARINGS PRESTATYN RHYL

1. PURPOSE OF REPORT

1.1. To appoint representatives of the Planning Committee to appear at the above appeal hearings.

2. BACKGROUND

- 2.1. Appeals have been lodged against planning applications refused at the Planning Committee of the Council on 29th January 2003. The applications were refused contrary to Officer recommendations to grant planning permission.
- 2.2. Application reference 43/2202/0946/PF is for the erection of single storey extension to front, rear, and side of Prestatyn and was refused on the grounds of overpowering impact and loss of light which would result to This decision was made following a members site inspection panel.
- 2.3. Application reference 45/2002/1183/PF is an outline application for the redevelopment of the site on the corner of Vale Road and Marsh Road for retail use with alterations to the existing vehicular access. The application was refused on the grounds of increased use of a vehicular access at a busy traffic light control junction. The Head of Highways objected to the application.

3. CODE OF BEST PRACTICE

3.1. The Code of Best Practice for Councillors and Officers
Dealing with Planning Matters indicates at paragraph 9.3
that Members of the Planning Committee will be
required to appear at hearings on appeals where an
Officer recommendation has been reversed. The Code

- states that the Planning Committee shall appoint representatives.
- 3.2. In accordance with agreed procedures for Members involvement with planning appeals the representatives appointed will be consulted on the statement of case prepared by Officers and arrangements will be made for a pre-hearing meeting with Members involved, including local ward members.
- 3.3. At the time of writing this report dates for the hearings had not been set but Members will be updated verbally at the meeting.
- 3.4. It is envisaged that a Planning Officer will also assist in presenting the Councils case at the hearings and the Officer will be selected on the basis of the advice within paragraph 9 of the Code of Best Practice. In addition an Officer from the Highways section will also appear at the hearing for Vale Road.

4. RECOMMENDATION

4.1. That the Planning Committee appoint representatives to appear on behalf of the Council on the above hearings.

A REPORT BY THE HEAD OF PLANNING SERVICES

STREET NAMING

Y PARC ESTATE, OFF HEOL ESGOB, ST ASAPH

1. PURPOSE OF REPORT

1.1 To seek Members' views on the alternative names put forward for the road at the above development (copy of location plan and site plan attached).

2. THE PROPOSAL

2.1 Of the original list of names put forward only two have been short-listed by the consultees for consideration - Lon y Parc and Parc Gwenffrewi.

3. RESPONSE FROM CONSULTEES

3.1 The postal and emergency services, Community Council and Ward Councillor have been consulted and their comments are listed below:

Royal Mail Postcodes Section and Sorting Office - No objections to either of the suggested names.

North Wales Fire Service - No response

North Wales Ambulance Service - No objection to the name of Lon y Parc but mentioned verbally that none of the names warranted objection

North Wales Police - No preference

St Asaph Town Council - Preferred option is Parc Gwenffrewi as it has a greater connection with an historic ownership of the land (St. Winefride's Church)

Ward Councillor - Preferred option is Lon y Parc

Prospective occupiers of the estate have expressed a wish that their views should be taken into consideration when making the decision and have expressed a preference for Lon y Parc.

4. RECOMMENDATION

4.1 Members decide the road name taking into account the above responses Lon y Parc or Parc Gwenffrewi.

Appendices not available in electronic form

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 **morning of Tuesday 27th May 2003** 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 Tuesday 27th May 2003

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 on the morning of Tuesday 27th May 2003

PLANNING COMMITTEE MEETING: 21st May 2003

ITEM:8

Decisions Made by the Head of Planning Services under Delegated Powers 1st - 30th April 2003

Item For Information

This is a list of applications where the decision has already been made under delegated powers. If you wish to discuss the application/decision please contact the Case Officer.

DECISION TYPES

GRANT - grant planning permission

REFUSE - refuse all types of application

APPROVE - approve reserved matters or condition

CONSENT - grant listed building, conservation area, or

advert consent

DEEMED - does not require advert consent

NO OBJ - no objection to works to tree(s) in conservation

area

NOT REQ - proposal does not require permission/consent

DETERMIN - determine that prior approval is not required or

is granted on determination application (certain

telecom or agricultural works)

P DEV - proposal found to be permitted development

after receipt

WDN - application withdrawn by applicant

INVALID - application found to be invalid

CERTIFY - Certificate of lawful use issued

RCERTIFY - refuse to issue certificate of lawful use