

**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

Copies available upon request

**PLANNING COMMITTEE
MEETING: 29 October 2003
Agenda Item: 3**

ENFORCEMENT MATTERS

ENF/2003/24 Corwen

ENF/2003/47 Rhyl

Copies available upon request

A REPORT BY THE HEAD OF PLANNING SERVICES

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999
DENBIGHSHIRE COUNTY COUNCIL
LAND AT FRONFRAITH, 2a BROUGHTON AVENUE, RHYL

TREE PRESERVATION ORDER NO. 3/2003

1. PURPOSE OF THE REPORT

- 1.1 To report on the serving of the Tree Preservation Order and to determine whether it should be confirmed without modification.

2. BACKGROUND

- 2.1 Planning permission for the development of flats at Fronfraith was approved on 26th February 2003. The Planning Committee resolved that a Tree Preservation Order be served to protect the trees to be retained as part of the development.
- 2.2 The justification for making the Order is that the trees are of high amenity value and considered vulnerable now that development of the site has been approved.

3. SUPPORT

- 3.1 There have been letters of support for the Order from two local residents. who also requested the regular pruning of branches overhanging his garage.

4. OBJECTIONS

- 4.1 There have been no objections to the Order.

5. CONCLUSION

- 5.1 It is considered that the trees covered by the Order should be protected for their amenity value.

6. RECOMMENDATION

- 6.1 The Tree Preservation Order No. 3/2003 Fronfraith, 2a Broughton Avenue, Rhyl should be confirmed without modification.

REPORT BY HEAD OF PLANNING SERVICES

APPEAL DECISION UPDATE

1. PURPOSE OF REPORT.

- 1.1 To advise members of recent appeal decisions.

2. BACKGROUND

- 2.1 The report on the delegation scheme and procedures considered at the Planning Committee on 31st October 2001 and subsequently approved at the County Council meeting on 27th November 2001 proposed that a summary of appeal decisions be reported on a quarterly basis to a set format. Appeal decisions received for July 2003 - September 2003 are set out in the **attached appendix**.
- 2.2 As requested by Members we have included a column indicating the original decision level (Committee or Delegated) and the officer recommendation.
- 2.3 Whilst we are happy to answer questions on the appeal decisions at the Planning Committee, if you have any matters of detail that you would like to discuss please contact Mark Dakeyne or Ian Weaver prior to the meeting.

This report is for members information.

Copies available upon request

A REPORT BY THE ACTING 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 **Monday 3rd November 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 Monday 3rd November 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 Monday 3rd November 2003**

**Decisions Made by the Acting Head of Planning Services under
Delegated Powers
1st - 30th September 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

Copies available upon request