

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Russell House, Rhyl at 10.00 am 24<sup>th</sup> March 2004.

### PRESENT

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

### ALSO PRESENT

Head of Planning and Public Protection Services, Legal Services Manager, Acting Principal Planning and Enforcement Officer, Principal Planning Officer (South), Senior Planning Officer (North), Administrative Officer (G. Butler) and D.B. Jones (Translator).

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors. R.E. Jones, D.A. Thomas, M.A. German, R.W. Hughes.

#### 1118 URGENT MATTERS REVIEW OF UNITARY DEVELOPMENT PLAN

The Head of Planning and Public Protection advised Members that a meeting to discuss the review of the UDP will be arranged. All Members are to be invited.

#### 1119 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report by the Head of Planning and Public Protection 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 Advert 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>
41/2003/1493/PF	Erection of two-storey pitched-roof extension and detached double garage. Location Ynys Wen Mold Road Bodfari Denbigh. Subject to Amended Conditions 2. The materials and finishes of the external surfaces of the walls of the extension and garage shall be of the same texture, type and

	<p>colour as those on the external walls of the existing building and the roof of the dwelling, extension and garage shall be natural mineral slate, samples of which shall be first submitted to and approved by the Local Planning Authority.</p> <p>3. (insert at end) "the extension shall thereafter be constructed using such fenestration as may be approved by the Local Planning Authority."</p>
42/2004/0081/PF	<p>Construction of dormer extension to side of dwellinghouse to provide rooms in roofspace.</p> <p>35 Glan Ffyddion Dyserth Rhyl.</p>
43/2003/1389/PF	<p>Following consideration of 1 additional letter of representation from the Environment Agency. Erection of 19 dwellings (amendments to house types) and construction of balancing pond (partly retrospective).</p> <p>Plots 3-7, 13 and 20-33 inclusive Melyd Avenue Prestatyn.</p> <p>(Councillors S. Drew and N. Hugh-Jones wished it to be noted that they voted to refuse permission.</p>
43/2004/0022/TP	<p>Felling of 11 No. Sycamores and 4 No. Ash Trees and dead wooding of 10 no trees included in Area G3 of the PUDC TPO 1950.</p> <p>Nant Lodge Prestatyn Road Prestatyn.</p> <p>Subject to Additional note to applicant</p> <p>You are hereby advised to notify the Local Planning Authority no less than 7 days beforehand of your intention to commence the works hereby permitted in order that advance notice is given to enable monitoring of Condition 1.</p> <p>Case Officer to contact Principal Countryside Officer to discuss Member request that replacement planting comprises native species rather than sycamores.</p>
43/2004/0055/PF	<p>Following consideration of 1 additional letter of representation from the applicant.</p> <p>Change of use from Class A1 shop to Class A3 tea-room and sandwich bar.</p> <p>27/29 Melidan Road Prestatyn.</p> <p>Subject to Amended Condition</p> <p>5. add after "only"... "for the avoidance of doubt no use as a hot food takeaway, public house or wine bar or night club as defined in use class A3 (Food and Drink) of the Town and Country Planning (Use Classes) Order 1987 shall be permitted to be carried on at the premises."</p>

45/2003/1447/PO	<p>Following consideration of 1 additional letter of representation from the Footpaths Officer. Development of 0.06ha of land by erection of 2 No. dormer bungalows and alterations to existing vehicular access (Outline application). 14 Plas Road Rhyl.</p>
45/2004/0013/PF	<p>Erection of two-storey offices and workshops and formation of car parking area. Land at rear of Ty'n Rhyl Vale Road Rhyl.</p>
46/2003/1509/PF	<p>Following consideration of 2 additional letters of representation from: The Environment Agency and Head of Transportation and Infrastructure. Demolition of existing garages and erection of block of 2 No houses and 1 detached bungalow, construction of new and alterations to existing, vehicular access and erection of 6 No. replacement garages. Land in Penrhewl St. Asaph. Subject to amended condition 7 7. (after "March 2004") " ..to include details of the finished floor levels and measures for floodproofing the building" and new conditions 9,10 &amp; 11: 9. No dwellings shall be occupied until the access road, turning head and parking spaces have been laid out and hard surfaced in accordance with the approved plans. 10. Full details of the vehicular footway crossing shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any site works and the access shall be completed in accordance with the approved plans before it is brought into use. 11. The height and position of the boundary wall adjacent to the highway shall not be as shown on the approved plan but shall be further agreed in writing by the Local Planning Authority before any work starts on site.</p>
01/2004/0016/PF	<p>Change of use of existing milk bar/bakery to restaurant/take away. 50-52 High Street Denbigh. Subject to amended condition 4 Notwithstanding the provisions of the Town &amp; Country Planning (Use Classes Order) 1987, or any Order revoking or re-enacting that Order with or without modification, the premises shall be used solely as a restaurant/takeaway and for no other use within Use Class A3 of the Order at anytime.</p>

02/2003/0813/PF	<p>Development of land by the construction of a new tennis centre, incorporating 6 tennis courts with associated floodlights and fencing, erection of clubhouse/community building, new parking areas and two new pedestrian/vehicular accesses and associated highway works. Land at Junction of Lon Fawr and Mwrog Street Ruthin. Subject to referral to Full Council as a significant Departure.</p>
(ii) Listed Building Consent	
46/2004/0754/LB	<p>Following consideration of 2 additional letters of representation from SPAB and Ancient Monuments Society. Demolition (in retrospect) of former barn. Esgoby Barn Upper Denbigh Road St. Asaph. Subject to referral to CADW and their raising no objection. Members wished the applicant to be asked to include/reuse the Queen Brace Truss which is stored on site.</p>
(iii) Listed Building Consent (against recommendation)	
03/2004/0065/PF	<p>Following consideration of 1 additional letter of representation from Llangollen Civic Society. Installation of UPVC windows (retrospective application). 1 Berwyn Street Llangollen. No Conditions Imposed The decision, being CONTRARY to the Officers' Recommended was taken for the following reason The reason for the Committee granting permission contrary to the recommendation of the Planning Officer was that the windows were not considered to be detrimental to the character and appearance of the Llangollen Conservation Area. (Councillors D. Jones K. Wells and H.Hugh-Jones abstained from voting).</p>
(iv) Refusals	
44/2003/1101/LB	<p>Installation of windows Rhydorddwy Goch Dyserth Road Rhyl. Subject to Amended Reason Delete words "proposed replacement" in reasons for refusal.</p>
12/2003/1462/PO	<p>Following consideration of additional representations from:</p> <ul style="list-style-type: none"> <li>(i) Gareth Thomas MP</li> <li>(ii) Janet Ryder AM</li> <li>(iii) Brynle Williams AM</li> </ul>

- (iv) Menna Roberts, Tai Teg Mawr, Melin y Wig, Corwen
  - (v) Bethan C Roberts, Cefn Mawr, Derwen (on behalf of Eisteddfod Derwen)
  - (vi) Arthur Roberts, Cefn Mawr, Derwen
  - (vii) Jo Pride, 11 Castle Park, Ruthin
  - (viii) Derwen Community Council
- Development of land for residential purposes, installation of new septic tank and formation of new vehicular access (outline application)  
Land opposite Derwen Chapel Derwen Corwen.

(v) Site Visits

30/2002/1129/PF

Following consideration of clarification of report and additional letters of representation from: Trefnant Community Council, Grounds Maintenance Officer; NAW - Environment Planning & Countryside; Trefnant Wildlife Network.

Erection of 26 No dwellings, construction of means of access and formation of open space, play area and landscaping, construction of pumping station and formation of nature conservation mitigation areas.

Land off (Forming continuation of) Ffordd Pen Y Maes, Parc Grosvenor Trefnant Denbigh.

Site visit to assess the access to the site and drainage issues

42/2003/1478/PF

Councillors Sophia Drew and Isobel German declared an interest in the following application and left the Chamber during consideration thereof. (Councillor Isobel German wished it to be noted that she did not ask for it to come to Committee.)

Erection of detached dwelling and construction of new vehicular access.

Land at 6 Rhodfa Heilyn Dyserth Rhyl.

Site Visit to allow Members the opportunity to view the levels at the site, which are not easily appreciated on plan.

15/2003/1458/PF

Following consideration of additional letters of representation from: AONB JAC; Ramblers Association, Environment Agency; Public Protection Manager Mr & Mrs Gadwalladr, Cam Uchof, Llanarmon yn Ial.

Erection of agricultural building for the housing of sheep and young stock.

Dalar Wen Llandegla Road Llanarmon Yn Ial Mold.

Site Visit to allow for detailed assessment of the visual impact of the development having regard to the location close to the Area of Outstanding

Natural Beauty, the land levels and issues such as screening.

## 1120 ENFORCEMENT MATTERS

ENF/2003/02

Neglect of listed building  
Gwasg Gee 12 Chapel Street Denbigh  
**RESOLVED** Serve a Repairs Notice under Section 48 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to ensure that the necessary works are carried out for the proper preservation of the building.  
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 granted.

ENF/2003/42

Unauthorised Residential Use  
Parc Bach Derwen Corwen  
**RESOLVED** Serve an Enforcement Notice to secure the cessation of the unauthorised residential use, removal/ demolition of new buildings and removal of the touring caravan.

At this point it being 11.30 am it was resolved that the meeting would continue without a break to complete business as soon as possible.

## 1121 ENFORCEMENT CASE REVIEW

Submitted: report by Head of Planning and Public Protection Services detailing outstanding Enforcement issues and the progress to date.

Members raised queries on the following items:

### **115 Coast Road Rhyl**

Members urged officers to expedite enforcement action on this site.

### **Cornel Bach, St. Asaph**

In reply to the local Member's enquiry, the Acting Principal Enforcement Officer advised that following a successful appeal, the Planning Inspectorate granted personal permission to the present occupiers who are allowed to retain the caravan for residential purposes.

Landscaping and additional planting would need to be monitored.

### **Patina, 204 High Street, Prestatyn**

Enforcement Notice will be re-served

**60 Gronant Road Prestatyn**

Councillor S Drew expressed disappointment that the development was not in accordance with the application.

**1122 DATE OF SITE VISIT**

The written report of The Head of Planning and Public Protection Services (previously circulated) was submitted seeking approval for site visits arising from Agenda Item No. 2 to be held on Monday 29<sup>th</sup> March 2004. Current membership of the Site Visit Panel was advised.

***RESOLVED*** that the approved site visits be held on 29<sup>th</sup> March 2004.

**1123 LIST OF APPLICATION DEALT WITH UNDER DELEGATED POWERS**

The Head of Planning and Public Protection submitted a written report (previously circulated) of applications for Planning Permission determined under delegated authority between 1<sup>st</sup> February – 29<sup>th</sup> February 2004.

***RESOLVED*** that the report be received.

The meeting closed at 12.00 noon.

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