

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Rhyl on 19<sup>th</sup> May 2004 at 10.00 a.m.

### PRESENT

Councillors F.D. Jones (chair) J. Butterfield, M.LI. Davies (observer), Sophia Drew, E.C. Edwards, A.E. Fletcher-Williams, I.M. German, M.A. German, D.M. Holder, N.J. Hughes, N. Hugh-Jones, E.R. Jones, D. Jones, G. Jones, P. Jones, R.E. Jones, R.J.R. Jones, G. Kensler (absent local Member), S. Kerfoot -Davies, A. Owens, F. Shaw, D.A.J. Thomas, S. Thomas, K.E. Wells, C.H. Williams, P.O. Williams and R. LI. Williams.

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D A Thomas, K Hawkins and J A Smith.

### ALSO PRESENT

Head of Planning and Public Protection Services, Legal Services Manager, Development Control Manager, Principal Planning Officer (South), and Administrative Officer (G. Butler) and D.B. Jones (translator).

### 1279 URGENT MATTERS

#### SUPPLEMENTARY PLANNING GUIDANCE

Development Control Manager advised Members that all new and approved SPGs were now available together in a loose leaf folder, and will be on the Denbighshire Web Site and in all Libraries.

All Councillors will receive a copy following the elections on 10<sup>th</sup> June 2004.

### 1280 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report by the Head of Planning Services (previously circulated) was submitted enumerating plans submitted and required determination by the Committees.

#### **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:-*

(i) Consents

#### Application No.

#### Description and Situation

30/2004/0188/AD

Display of externally-illuminated fascia sign, externally-illuminated projecting sign, 6 No.

	<p>(total) replacement floodlights to front and side elevations. The Trefnant Inn Trefnant Denbigh.</p>
41/2004/0074/PF	<p>Erection of two-storey pitched-roof extension to side and single-storey flat-roofed extension with balcony over to front of dwellinghouse. Llety Yr Eos Isa Mold Road Bodfari Denbigh. Public Speakers: Mrs Puhar (neighbour) spoke against the development. Mr Williams (applicant) spoke in favour of the development Subject to New Condition 5 5. All windows to the rear (north west) elevation shall be fitted with obscure glazing prior to the occupation of the extension hereby permitted and thereafter retained as such. Reason: In the interest of residential amenity. Note to Applicant You are advised that a public right of way lies adjacent to the development. The right of way must not be disrupted during the duration of building works. Councillors S Drew and N Hugh Jones wished it noting that they voted to refuse permission Councillor P.O. Williams abstained from voting.</p>
42/2003/1478/PF	<p>Councillor I.M. German, M.A. German and Sophia Drew declared an interest in the following application and left the Chamber during consideration thereof. Subject to the receipt of no further representations raising planning matters not already covered in the report by 27<sup>th</sup> May 2004. Erection of detached dwelling and construction of new vehicular access. Land at 6 Rhodfa Heilyn Dyserth Rhyl.</p>
43/2003/1446/PF	<p>Formation of rooms in roofspace with dormer to east elevation and change of use of land by the demolition of existing garage and erection of detached office building at side. 54 Linden Walk Prestatyn. Councillor N.Hugh-Jones voted against granting planning permission.</p>
43/2004/0235/PF	<p>Construction of pitched roof to existing flat-roofed lounge extension at rear. 19 Plas Uchaf Avenue Prestatyn.</p>
43/2004/0293/PF	<p>Following consideration of the following amendment to report:-</p> <ul style="list-style-type: none"> <li>• Letter of representation in report is from No. 28 Roundwood Avenue, Prestatyn</li> <li>• View of Countryside Officer was sought on Ash Tree – no response.</li> </ul>

Erection of flat-roofed extension at rear and detached garage.  
26 Roundwood Avenue Rhyl.  
Subject to New Note to Applicant  
It is understood that bats may be roosting in the existing garage or in trees near the proposed extension. You are advised that bats are protected under wildlife legislation in this country. You are requested to seek advice from the Countryside Council for Wales who will be able to advise how best to undertake work and whether a license application is required. The Countryside Council for Wales can be contacted on 01352 706600.

43/2004/0365/PC

Following consideration of letters from Mr Tucker (not Tudor as stated in report) and the consultation response from Public Protection. Continuation of use of land for display for sale of motor homes, motor caravans and touring caravans.  
Ffrith Filling Station Victoria Road West Prestatyn.

43/2004/0366/PF

Following consideration of additional letters of representation from Allan and Fay Booth, 14 Stoneby Drive. Ken and Pauline Edwards, 16 Stoneby Drive.  
Erection of pitched-roof extension at side of premises.  
21 Stoneby Drive Prestatyn.  
Subject to New Note to Applicant  
You are requested to seek to undertake the development with due regard to your neighbours and therefore it is suggested that you refrain from working on the extension in unsocial hours, seek to avoid obstructing neighbouring driveways and footways, and do not burn any waste on site or leave materials exposed resulting in windborne transmission of dust etc. Councillor N.H. Jones voted to refuse planning permission.

44/2004/0310/PF

(Correction to Consultation Response - Rhuddlan Town Council)  
Erection of new custodians hut with new reception building and toilet facilities.  
Rhuddlan Castle, Castle Street Rhuddlan Rhyl.

44/2004/0357/PF

Erection of conservatory at rear of dwellinghouse.  
7 Grove Terrace Princes Road Rhuddlan Rhyl.

46/2003/0400/PF

Following consideration of 1 additional letter of representation from the Senior Conservation Officer.

Rebuilding of former barn to form 2 No. dwelling units.

Esgobty Barn Upper Denbigh Road St. Asaph.  
Subject to New Condition 9

9. Prior to the occupation of either of the dwellings hereby permitted all the outbuildings immediately to the east of the proposed dwellings on land within the control of the applicant shall be demolished and the land reinstated to provide amenity and/or parking areas in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of visual and residential amenity.

Councillor S. Drew voted to refuse permission.

01/2004/0350/PF

Erection of first floor extension, conversion of garage to study and erection of double garage.  
14 Ffordd Caledfryn Denbigh.

05/2004/0373/PF

First floor conservatory extensions to existing dwelling.  
2 New Inn Terrace Glyndyfrdwy Corwen.

23/2004/0191/PF

Following consideration of 1 additional letter of representation from Head of Transport and Infrastructure.

Erection of extension and alteration to existing dwelling, conversion of barn to create additional living accommodation and installation of new septic tank and vehicular access (amended details of those previously approved under planning permission code no. 23/2003/1092/PF).  
Ty'n Ddol Llanrhaeadr YC Denbigh.

## **REFUSALS**

47/2004/0181/PC

Retention of grain silo (retrospective application).

Pen Y Mynydd Bach Rhuallt St. Asaph.

01/2004/0180/PO

Following consideration of 1 additional letter of representation from Denbigh Town Council. Redevelopment of land by the demolition of existing building and erection of dwellinghouse (outline application).

Land adjoining Plas Castell Bull Lane Denbigh.

Following a proposal to refuse planning permission and following the requisite number of Members requesting a recorded vote, The Chairman invited Members to vote for or against the officers' recommendation to refuse planning permission.

Recorded Vote:

**For the refusal of permission (18)**

J. Butterfield, S. Drew, E.C. Edwards, A.E. Fletcher-Williams, I.M. German, M.A. German, D.M. Holder, N. Hugh-Jones, D. Jones, E.R. Jones, F.D. Jones, P.M. Jones, R.E. Jones, R.J.R. Jones, J.S. Kerfoot-Davies, D.A.J. Thomas, S. Thomas, K.E. Wells.

**Against refusal of permission (4)**

N.J. Hughes, G. Jones, P.O. Williams, R.LI. Williams.

**Abstentions (3)**

E.A. Owen, F. Shaw, C.H. Williams.

Permission was therefore refused.

23/2003/1308/PF

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

Public Speaker Mr Berwyn Evans (Agent) who spoke in favour of development.

Erection of agricultural workers dwelling and installation of new septic tank.

Plas Cefn Maen Saron Denbigh.

Councillor D. Jones abstained from voting.

24/2004/0085/AD

J. Kennedy declared an interest in the following application and left the Chamber during consideration thereof.

Following consideration of 1 additional letter of representation from Llanynys Community Council.

Retention of directional advertisement sign.

Strawberry Field OS Field No. 0005 Rhewl Ruthin.

Subject to Amended Reason for Refusal.

The sign, by reason of its siting within the open countryside, has an adverse impact on the visual amenity of the area and surrounding locality, in conflict with criteria i), ii) of Policy GEN 12 of the Denbighshire Unitary

Development Plan and Technical Advice Note 7 (November 1996), setting a significant precedent weakening the authority's case for resisting other signs away from business premises in the locality.

**LISTED BUILDING CONSENT**

30/2004/0189/LB

Display of externally-illuminated fascia sign and non-illuminated signage and erection of 6 No. replacement floodlights to front and side elevations.

The Trefnant Inn Trefnant Denbigh.

(Subject to referral to CADW).

03/2004/0227/LB

Erection of boundary fence (Listed Building/Retrospective application).  
Bronhaul Abbey Road Llangollen.  
Subject to referral to CADW.

#### **SITE VISITS**

03/2004/0475/PF

Following consideration of 7 additional letters of representation from:

- (i) Karen Sinclair AM
- (ii) Drs A & T Downes, Spindlewood, Fron Bache, Llangollen
- (iii) P & R Stevens, Hafan, Fron Bache, Llangollen
- (iv) C & J H Prichard, Beechlands, Fron Bache, Llangollen
- (v) W S & K Kingsland
- (vi) Head of Transportation
- (vii) Llangollen Town Council

Revisions to scheme for 23 dwelling granted planning permission under code no.

03/2003/1340/PF involving the substitution of 4 no. bungalows on plots 10, 11, 20 and 21 by 4 no. houses.

Land South of Greenacres Fron Bache Llangollen.

Subject to Site Visit to assess the visual amenity and impact of the development.

28/2004/0371/PS

Following consideration of 1 additional letter of representation from R. Pritchard, 9 Bryn Tirion Henllan,

Public Speaker Mr Pritchard (on behalf of neighbour) spoke against the proposed development

(Although Mr Pritchard had not made a formal request to speak in advance of the meeting, the Chair made an exception to the protocol at his discretion.)

Details of arrangements for screening proposed for side elevation window in relation to condition number 2 of planning permission code no.

28/2003/1292/PF.

10 Bryntirion Henllan Denbigh.

Subject to Site Visit to consider impact on neighbouring property.

#### **APPLICATION WITHDRAWN**

14/2004/0283/PO

Development of land for residential purposes (outline application).

Land between Gelli Farm Las Bontuchel Ruthin.  
Application Withdrawn.

## 1281 ENFORCEMENT MATTERS

ENF/2004/0039

Erection of Grain Silo.  
Pen y Mynydd, Cwm, Dyserth Rhyl

**RESOLVED:**

- (i) Serve an Enforcement Notice to secure the removal of the grain silo.
- (ii) Instigate prosecution proceedings, or other appropriate action under the Planning Act, against any person, or persons, upon whom any Enforcement Notice, or other Notice, is served or against whom legal action is taken should they fail to comply with the requirements of the Enforcement Notice.

ENF/2004/00040

J. Kennedy declared an interest in the following application and left the Chamber during consideration thereof.

Unauthorised free-standing directional sign.  
Strawberry Field OS Field. 005 Rhewl Ruthin.

**RESOLVED:**

Instigate prosecution proceedings, or other appropriate action, under the Planning Acts to secure the removal of the unauthorised sign.

## 1282 ITEM 4 PUBLIC SPEAKING AT PLANNING COMMITTEE

Head of Planning and Public Protection explained that the principle of public speaking at Planning Committee was approved at Full Council. The protocol had been altered in light of experience and brought before Planning Committee for Members' suggestions and approval.

Members raised queries on the following issues:-

- Protocol and fairness of Town/Community Councillors speaking at Committee.
- Method of advising potential speakers that application is due to be heard.
- Timing of deadline for nominations for speaker.
- Timing of Councillors' request for Site Visit.

Officers agreed to make amendments to the protocol document which would be renewed again later in the year.

**RESOLVED** to accept the revised Protocol for Public Speaking at Planning Committee, subject to the inclusion of Councillors suggestions.

It was **FURTHER RESOLVED** that the Protocol be reviewed late 2004.

## 1283 DATE OF SITE VISIT

The Head of Planning and Public Protection Services' written report (previously circulated) was submitted seeking approval for site visits arising from Agenda Item No. 2 to be held on 26<sup>th</sup> May 2004 and advising of the current membership of the Site Visit Panel.

**RESOLVED** that the approved site visits be held on Wednesday 26<sup>th</sup> May 2004.

**1284 LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS**

The Head of Planning and Public Protection Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between 1<sup>st</sup> – 30<sup>th</sup> April 2004.

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

The meeting closed at 1.30 pm.

The Chair closed the meeting. As this was the last Planning Committee before the elections and a number of Councillors, including himself were retiring, the Chair wished everyone well.

He particularly wished to express his thanks to officers [of the Planning Service] for their support, professionalism and kindness during his term of office.

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