

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on 1<sup>st</sup> September 2004 at 10:00 a.m.

### PRESENT

Councillors S. Thomas (Chair), J.R. Bartley, R.E. Barton, J. Butterfield, J. Chamberlain Jones, D. Cooper, J.M. Davies, S.A. Davies, G.C. Evans, H.H. Evans, S. Frobisher, I.M. German, M.A. German, D. Hannam, K.N. Hawkins, T.K. Hodgson, N. Hugh-Jones, D. Jones, M.M. Jones, P.W. Owen, N.P. Roberts, J.A. Smith (observer), D.A.J. Thomas, J. Thompson-Hill, M.A. Webster, C.H. Williams, R.LI. Williams.

### ALSO PRESENT

Development Control Manager (M. Dakeyne), Principal Planning Officer (Ian Weaver), Legal Services Manager (J. Kennedy), Senior Support Officer (Development Control) (G. Butler), D.B. Jones (Translator).

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Head of Planning and Public Protection (G.Boase), Councillors T. Hughes, E. R. Jones.

### 135 APPLICATION 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, 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 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.  
42/2004/0650/PR

Description and Situation

Following consideration of corrections to report and 1 additional letter of representation from: Dyserth Community Council.

Public Speaker against: S. Norton

Details of siting, design and external appearance of dwelling and landscaping of site submitted in accordance with Condition No 1 of Outline Planning Permission Ref. No. 42/2003/39/PO.

Land in Foel Park Dyserth, Rhyl.

Subject to Amended Condition 2

2. The first floor windows to both side elevations of the dwelling hereby permitted shall be fitted with obscure glass prior to the occupation of the dwelling and retained as such thereafter.

Note to applicant

Your attention is drawn to the terms of the outline planning permission ref: 42/2003/0039/PO and the need to comply with the conditions attached thereto.

42/2004/0713/AC

Details of Condition No. 4 (highway improvement scheme) on Planning Permission No. 42/2003/0039/PO.  
Land in Foel Park Dyserth, Rhyl.  
(Councillor N. Hugh-Jones wished it be noted that he abstained from voting).

43/2004/0183/PF

Erection of 2 No. 4-bed detached dwellings and construction of new vehicular access.

Land between 10 & 12 Gronant Road, Prestatyn.

Subject to Amended and New Conditions

43/2004/183/PF

6. Add "and prior to the occupation of either dwelling hereby permitted".

11. No development shall take place until there has been submitted to, and approved in writing by, the Local Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.

(b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;

(c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;

(d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;

(e) proposed positions, design, materials and type of boundary treatment.

12. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of either dwelling and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

13. The materials to be used on the roof of the building(s) shall be blue/grey natural mineral slate of uniform colour and texture.  
New Conditions

14. Notwithstanding the submitted details, further details of the treatment of the front elevation of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The submitted details shall include for decorative barge boards and brick detailing to the front gables.

15. The windows at first and second floor level in the side elevations of the dwellings hereby permitted shall be fitted with obscure glass prior to the occupation of the dwellings and the obscure glazing shall be retained thereafter.

Reasons:

14. In the interests of visual amenity.

15. In the interests of residential amenity.

- 43/2004/0766/PF  
Erection of pitched roof extension at rear of bungalow.  
4 Ffordd Gwilym, Prestatyn  
Amended Condition 3 and New Condition 4  
3. Add "of the extension hereby permitted".  
4. Prior to the occupation of the extension hereby permitted the existing garage shown to be removed shall be demolished and the land reinstated to form part of the rear garden area.  
Reason: 4. In the interest of residential and visual amenity.
- 43/2004/0774/TP  
Felling of Monterey Cypress tree numbered T44 on the plan annexed to the Borough of Rhuddlan (Woodland Park, Prestatyn) Tree Preservation Order No 3, 1985.  
22 Bryntirion Drive, Prestatyn.  
Subject to Amended Condition 2  
2. "should the replacement tree die, be removed, or become seriously damaged or diseased within a period of 5 years of its planting, it should be replaced in the next planting season with another of similar size and species".
- 43/2004/0881/PF  
Following consideration of revised location plan circulated.  
Demolition of existing conservatory and erection of pitched-roof extension at rear of dwellinghouse.  
27 Green Lanes, Prestatyn.  
Subject to New Condition  
New windows to the eastern side elevation of the extension hereby permitted shall be fitted with obscure glass prior to the occupation of the extension and retaining in obscure glass thereafter.  
Reason in the interests of residential amenity.
- 43/2004/0937/PF  
Erection of two-storey extension to front, front extension to and new pitched roof above the garage, first-floor pitched-roof rear extension and an increase of roof height over the remainder of the property to form two-storey pitched roof dwelling.  
27 Aberconway Road, Prestatyn.  
Subject to Amended/Additional Conditions  
3. Add "at the first floor level"  
4. The windows at first floor level in the side elevations of the extensions hereby permitted shall be fitted with obscure glass prior to the occupation of the extensions and the obscure glazing be retained thereafter.  
Reason:  
4. In the interest of residential amenity.
- 44/2004/0928/AD  
Following consideration of 2 additional letters of representation from: Rhuddlan Town Council; Head of Transportation and Infrastructure.  
Retention of 2 No. non-illuminated display boards at entrance to site (retrospective application).  
The Showfield, Rhyl Road, Rhuddlan, Rhyl  
Subject to Amended Condition  
1. The signboards hereby granted consent shall be removed from the site between 1<sup>st</sup> October in one year and 31<sup>st</sup> March in the following year.  
(Chair's Casting Vote)

- 45/2004/0731/PF Change of use from former Chinese Restaurant and derelict building to form one dwelling house.  
13 East Parade, Rhyl.  
(Councillors J. Butterfield, J. Chamberlain Jones and N. Hugh-Jones voted against the granting of planning permission).
- 45/2004/0755/PF Following consideration of missing page 54 – circulated.  
Erection of dormer bungalow and detached garage and formation of new vehicular/pedestrian access.  
Land (Part Garden of 20 Rhuddlan Road) Fronting Bryn Coed Park, Rhyl.
- 45/2004/0926/PF Erection of single storey lean to extension at rear of dwelling.  
42 North Drive, Rhyl
- 46/2004/0445/PF Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof.  
Councillor Lloyd Williams took the Chair.  
Following consideration of 1 additional letter of representation from: Applicants Agent.  
Change of use from touring caravan site and agricultural land to static caravan site with associated amenity block and installation of new septic tank.  
Spring Gardens, The Roe, St. Asaph.  
**RESOLVED** to GRANT planning permission but subject to the applicants first entering into a Section 106 obligation to deal with off-site highway works, to include for deceleration/acceleration lanes, and the other works indicated on the submitted plans.  
The Section 106 obligation also to reinforce the occupancy period (Condition No. 5) and the other requirements for reducing flood risk (Condition No. 14)  
If the applicant is not prepared to enter into such an obligation then the matter will be reported back to the Planning Committee.
- 47/2003/1481/PF Erection of agricultural building and formation of vehicular access.  
Pant y Wacco Part OS Field No. 6044 Caerwys Road, Rhualt.  
6. No development shall take place until there has been submitted to, and approval in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:  
(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.  
(b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;  
7. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be placed in the next planting season with others of similar size and species.

01/2004/0787/PO

The recommendation is subject to the completion of a legal objection relating to the arrangements for the provision of affordable housing and the provision and maintenance of open space within the site. In the event of failure to complete the obligation within 12 months of the date of the Committee meeting, the application would be reported back to the Committee for determination against the relevant policies and guidance at the time.

Following consideration of additional letters of representation from: Denbigh Town Council and Denbigh Civic Society. Development of land for residential purposes (outline application).

Land adjoining St. Joseph's Church, Bryn Stanley, Denbigh  
Subject to New Conditions

5. The detailed plans shall make provision for suitable open space to serve the development, in accordance with the policies of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of dwellings on the site.

6. No land drainage run off shall be permitted either directly or indirectly to discharge into the public sewerage system.

Reason: to prevent hydraulic overload of the sewerage system and pollution of the environment.

7. Facilities shall be provided and retained within the site for loading, unloading, parking and turning in accordance with a scheme to be agreed with the LPA.

Revised Note to Applicant

"Conditions for development near water mains are enclosed

01/2004/0543/PF

Following consideration of 1 additional letter of representation from: Denbigh Civic Society.

Public Speaker in favour of the development: A Grave.

Change of use of redundant garage to 3 no. dwellings and associated works.

Crown Garage, Crown Lane, Denbigh.

15/2004/0478/PO

Following consideration of 1 additional letter of representation from:

C. Humphreys.

Public Speaker against: E. Butler.

Public Speaker for: Winston Rogers.

Development of land by the erection of a dwelling (outlined application)

Land adjoining Tyn y Mynydd, Abbeyland, LLanarmon yn Ial, Mold.

Subject to Amended Condition 13

13. after "Great Crested Newts" add "and voles".

## REFUSALS

45/2004/0606/PF

Following consideration of 1 additional letter of representation from: Rhyl Town Council.

Amended Continuation of use of workshop as single dwelling unit.

Work-shop rear of 3 Gamlin Street, Rhyl.

30/2003/1365/P

**Notwithstanding the officers recommendation the following be REFUSED**

Following consideration of 70 additional letters of representation from:

Jonathan Evans MEP and 69 letters of support.

Public Speaker Against: Gareth Thomas MP and Emyr Hughes.

Public Speaker For: Geoff Ainsworth.

Erection of extension of factory outlets, formation of car and coaching parking, servicing and play areas.

Tweedmill Factory Shopping, Llannerch Park, St. Asaph.

The decision, being CONTRARY to the Officers'

Recommendation was taken for the following reason:

**REFUSED** for the following reason:

1. The proposal is contrary to national and local retail planning policies, including Planning Policy Wales and the Retail Strategy and policies RET1 and RET4 of the Denbighshire Unitary Development Plan. There will be a real risk of the proposal undermining the health and town strategies of existing nearby town centres.

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 grant planning permission.

Recorded Vote:

**Against (21)** J.R. Bartley, R.E. Barton, J. Butterfield, J. Chamberlain Jones, D. Cooper, J.M. Davies, M.LI. Davies, S.A. Davies, G.C. Evans, H.H. Evans, S. Frobisher, M.A. German, T.K. Hodgson, N. Hugh-Jones, D. Jones, H. Jones, M.M. Jones, N.P. Roberts, S. Thomas, J. Thompson-Hill, M.A. Webster, C.H. Williams.

**For (4)** D. Hannam, K.N. Hawkins, P.W. Owen, R.LI. Williams.

**Abstained from Voting (1)**

D.A.J. Thomas.

**Notwithstanding the officers recommendation the following be GRANTED**

43/2004/0595/PO

Development of 0.03 ha of land by erection of 1 dwelling and construction of new vehicular/pedestrian access (Outline application).

Land at (part garden of) 1 Bosworth Grove, Prestatyn.

Public Speaker for: Wendy Dean.

The decision, being CONTRARY to the Officer's

Recommendation was taken for the following reason:

The Members considered that the plot was large enough to accommodate a dwelling, precedent has been set by other infill plots in the vicinity.

Conditions imposed:

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following occupation of the dwelling and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
5. the dwelling shall not be occupied until parking spaces and access thereto have been laid out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority.

Notes to Applicant

1. Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 2, 3, 4, 5 and 10.
2. Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

**SITE VISITS**

45/2004/0043/PO

Following consideration of 21 additional letters of representation from: Rhyl Town Council; Applicants Agent JPH (on behalf of P O Dwyer) 18 residents The Pier Hotel Rhyl; and a further 18 residents

Development of 0.22 ha of land part demolition of existing buildings and erection of 10 No. dwellings and alterations to existing vehicular access (Outline application)  
Former North Wales Saab Centre, Morville Garage 27-28 East Parade, Rhyl.

Site Visit

To consider primarily the suitability of the access including access for emergency vehicles.

21/2004/0472/PF

Following consideration of 5 additional letters of representation from:

Llanferres Community Council Maeshafn and District Rural Association; Public Protection Manager, County Archaeologist; Principal Countryside Officer.

Development of land to create a recreational activity lake, paths and other associated works.

Colomendy Centre for Outdoor Education, Ruthin Road, Loggerheads, Llanferres, Mold.

Site Visit

to allow opportunity to access the range of issues arising from late and consultation responses, in particular concerns over footpath diversion and the quarry buffer zone, given the fact this was a major application.

21/2004/0473/PF

Following consideration of 14 additional letters of representation from:

1. Llanferres Community Council
2. Country Archaeologist
3. County Ecologist
4. Public Protection Manager
5. Head of Transport and Infrastructure
6. CCW
7. Welsh Historic Gardens Trust
8. Welsh Mines Preservation Trust
9. Maeshafn and District Rural Association
10. Hanson Aggregates
11. S Davies 1 Pen y Nant Maeshafn
12. A Morgans Plas Pinwydden Maeshafn
13. M Roberts Chapel House Maeshafn
14. A P King Bryn Siriol Maeshafn

Proposal:

Provision of recreational facilities, associated works and diversion of public footpaths within existing woodland/grounds. Colomendy Centre for Outdoor Education, Ruthin Road, Loggerheads, Llanferres, Mold.

Reason: for Site Visit – as previous application

#### **MINUTES OF THE RECONVENED MEETING**

Councillors J.R. Bartley, J. Chamberlain Jones, S.A. Davies, G.C. Evans, H.H. Evans, S. Frobisher, M.A. German, K.N. Hawkins, T.K. Hodgson, N. Hugh-Jones, D. Jones, M.M. Jones, N.P. Roberts, S. Thomas, M.A. Webster, C.H. Williams, R.Ll. Williams, D.B. Jones (Translator).

#### **136 APPLICATION 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:-

(b) 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: -

(ii) Consents

Application No.

Description and Situation

#### **CONSENTS**

03/2004/0692/PF

Following consideration of 1 additional letter of representation from: Principal Countryside Officer.  
Extension to existing combined sewer overflow.  
Land to the rear of 1 Queen Street, Llangollen.

03/2004/0726/PF

Erection of conservatory extension to existing dwelling.  
Soar Cottage, Sun Bank, Llangollen



05/2004/0830/PF

Following consideration of 1 additional letter or representation from: WAG Transport Directorate.

Part conversion of old workshop to create single dwelling unit. Plas Onn Garages, Bridge Street, Corwen.

Subject to Additional Condition

12. No development shall be permitted to commence until there has been carried out, at the developer's expense, a survey of the presence of bats in the building; and the written approval of the Local Planning Authority has been given to the findings of the survey and any mitigation measures proposed in the event of the presence of bats. The mitigation measures shall be implemented in their entirety in accordance with the approved survey/mitigation proposals.

Reason: To ensure adequate measures are taken to identify the presence of protected species and to mitigate the effects of development thereon.

07/2004/0696/PF

Erection of 2 no. dwellings with detached garages and alterations to existing vehicular access.

Land adjoining Cerddin, Berwyn Street, Llandrillo, Corwen.

15/2004/0345/PF

Erection of conservatory extension and alterations to existing vehicular access (partly retrospective).

Foelas, Eryrys Road, Mynydd Du, Mold.

Subject to New Conditions 4 and 5

4. The access to the site shall be laid out and constructed in accordance with the plan supplied to the written approval of the Local Planning Authority before the development is brought into use.

5. The surface of the access shall be paved with a bituminous material for a distance of 5.0m behind the highway boundary, the full details of which shall be agreed in writing by the Local Planning Authority and completed in accordance with the approved details within 3 months of the date of this permission.

Reasons:

4. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

5. In the interests of safety and the free flow of traffic on the adjoining highway.

Add notes to applicants

(i) Highway Supplementary Notes Nos. 1,3,4,5, & 10.

(ii) New Roads and Street Works Act 1991-Part N Form.

20/2004/0903/PF

Following consideration of 2 additional letters of representation from: Llanfair DC Community Council, Head of Transport and Infrastructure.

Conversion of existing dwelling into 2 no. self contained units and erection of first floor extension to unit 2.

Plas yr Efail, Llanfair Dyffryn Clwyd, Ruthin.

Subject to New Conditions

4. The vertical timber panel fence on the east side of the access shall be no higher than 1.05m above the adjacent carriageway and nothing shall be planted or erected above this height within 2.4m.

5. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plans and which shall be completed prior to the proposed development being brought into use.

Reasons

4. To provide for the parking of vehicles clear of the highway.

5. To ensure that adequate visibility is provided at the proposed point of access to the highway.

Add Notes to applicants

(i) Highway Supplementary Notes Nos. 1,3,4,5 & 10.

(ii) New Roads and Street Works Act 1991 - Part N Form.

23/2004/0749/PF

Following consideration of 1 additional letter of representation from: AF Litherland for Mr and Mrs Boyd Minafon, Llanrhaeadr YC.

Change of use of land from 12 van touring caravan site to 8 van static caravan site.

Llwyn Afon, Llanrhaeadr, Denbigh.

24/2004/0799/PF

Erection of first floor rear extension to existing dwelling.

14 Bro Clwyd, Rhewl, Ruthin.

25/2004/0725/PF

Following consideration of 1 additional letter of representation from: Public Protection Manager.

Erection of extension to existing dwelling.

Bryn Awel, Peniel, Denbigh.

Subject to New Condition

3. No excavation works in connection with the extension shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to proposals for ensuring there is no detrimental impact on groundwater flow, including details of proposed construction practice and storage of materials.

Reason: the site is located on a minor aquifer which is considered vulnerable to disturbance or pollution, and to ensure that is no adverse impact on groundwater.

New Note to Applicant

In Connection with condition 3 you are advised to contact the Authority's Water Quality officer, in the Planning and Public Protection Section.

28/2004/0410/PF

Erection of extension to existing cottage to form additional living accommodation for existing dwelling.

Ty Mawr, Denbigh Street, Henllan

**Notwithstanding the officers recommendation the following be GRANTED**

09/2004/0564/PF

Reconstruction of outbuilding to form holiday accommodation unit (previous consent for conversion granted under code no. 09/2003/0553/PF).

Bwlch Bach, Bwlch Isaf, Llandrynog, Denbigh.

Subject to New Conditions

The decision, being contrary to the Officers' recommendation was taken for the following reason:

The Committee considered the circumstances applying to this instance were unique and would not set an undesirable precedent.

Councillor M. German voted to refuse permission.

Subject to following conditions:

1. The development hereby permitted shall be begun the expiration of five years from the date of this permission.
2. Prior to the commencement of the erection of any external stonework a sample panel of the type of stone and mortar proposed to use on the external surfaces of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample as may be approved in writing by the Local Planning Authority: and the stonework, mortar and pointing to be used on the building shall be strictly of the same type, texture and colour as the approved sample panel.
3. The materials to be used on the roof of the building(s) shall be blue/grey natural mineral slate of uniform colour and texture.
4. The fenestration detailing shall not be as shown on the submitted plans but shall be in accordance with such detailed plans as may be submitted and approved in writing by the Local Planning Authority.
5. The use of the premises hereby permitted shall not commence until the parking spaces shown on the approval plan have been surfaced and marked out.
6. The car parking area shown on the approved plan shall be kept available for that purpose at all times.
7. Notwithstanding the provisions of Classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority.
8. The occupancy of the cottage shall be limited to holiday accommodation only, and the cottage shall not be used as a sole or main unit of living accommodation.

The reason(s) for the condition(s) is(are):

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interests of visual amenity.
4. To ensure the details are satisfactory in relation to the character and appearance of the building.
5. In order that adequate parking facilities are available within the curtilage of the site.
6. In order that adequate parking facilities are available within the curtilage of the site.
7. In the interests of residential and/or visual amenity.
8. The cottage would not be suitable for full time occupancy and the proposal has not met the tests of Policy HSG 9 of the Denbighshire Unitary Development Plan.

Notes to Applicant

(1) Your attention is drawn to the attached Highway Supplementary Notes Nos. 2.

Your attention is drawn to the attached notes by Denbighshire Access Officer.

## REFUSALS

16/2004/0377/PF

Installation of solar panel to south facing elevation of existing dwelling.

Hillside, Llanbedr Dyffryn Clwyd, Ruthin.

Subject to:

Delete Not to Applicant – replace with the following

You are advised that the Local Planning Authority are supportive of the principle of generating energy from renewable sources, and would encourage you to discuss with the Case Officer alternative means of introducing a solar panel at Hillside which would have a less damaging impact on the character and appearance of the dwelling and the Area of Outstanding Natural Beauty.

### 137 ENFORCEMENT MATTERS

ENF/2004/48 – No 3 Gamlin Street, Rhyl

Submitted, report by Head of Planning and Public Protection.

#### **RESOLVED**

- (i) *Serve an Enforcement Notice to cease any further works to the building, cease any residential use of the building and to undertake any works required for this purpose.*
- (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.*

### 138 APPEAL DECISION UPDATE

Submitted, Report by Head of Planning and Public Protection for Members' information detailing Appeal decisions received between 1<sup>st</sup> April and 30<sup>th</sup> June 2004.

### 139 THE FORMER NORTH WALES HOSPITAL

Submitted, Report by Head of Planning and Public Protection to update Members on the latest position regarding the above listed building, and the result of the public consultation exercise on the owners' proposals.

**RESOLVED** *That the report be not accepted, as the Members felt there was insufficient detail as to the various options. It was further resolved that a more detailed report be submitted to the next Planning Committee and to the next Environment Scrutiny Panel.*

### 140 TREE PRESERVATION ORDER AT TIRIONFA, RHUDDLAN ORDER NO 1/2004

**RESOLVED** that the order be confirmed without modification.

### 141 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 10<sup>th</sup> September 2004 and advising of the current membership of the Site Visit Panel.

**RESOLVED** *that the Site Visits be held on 10<sup>th</sup> September 2004.*

**142 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 11<sup>th</sup> June and 31<sup>st</sup> July 2004.

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

The meeting closed at 3.05 pm.

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