

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on 20th July 2005 at 9.30 a.m.

PRESENT

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

ALSO PRESENT

Head of Planning and Public Protection Services, Legal Services Manager, Development Control Manager, Team Leader (Major Applications), Senior Support Officer (G Butler), Admin Officer (Judith Williams) and Bryn Jones (Translator).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors S Frobisher, D Hannam, T R Hughes, D Jones, E R Jones, G M Kensler, D A J Thomas and E W Williams.

233 URGENT MATTERS

Staffing Issues

The Head of Planning and Public Protection Services announced that three members of Planning staff will be leaving Denbighshire shortly – Declan Beggan is moving to Conwy County, Iwan Lloyd to the Planning Inspectorate and Gareth Jones to Gwynedd County. There will inevitably be a gap before replacing these posts and may be a short term reduction in service.

Members expressed regret at the loss of such experienced staff, and each officer was praised for their work for Denbighshire. Councillors wished to extend their best wishes to Gareth, Iwan and Declan for the future and thank them for their hard work.

Training for Members

Development Control Manager advised Members of the success of the recent work shop and the intention to hold 3 more events. Members are required to attend 2 events to continue to serve on Planning Committee.

234 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, be confirmed and planning consents or refusals as the case may be, be issued a 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>
02/2004/1059/PO	<p>Following consideration of an amendment to report (relating to the number of affordable housing units) and two additional letters of representation from Ruthin Town Council and Landscape Architect.</p> <p>Development of 13 hectares (32 acres) of land for residential purposes, new primary school, associated open space, highways and drainage infrastructure (outline application).</p> <p>Land at Glasdir, Ruthin.</p> <p>GRANT subject to the applicants first entering into a Section 106 obligation dealing with affordable housing (60 units), open space provision and contribution to sewage infrastructure. Amended conditions 6 and 19:</p> <p>6 to include reference to network of cycleways/footways.</p> <p>19 No development works of any kind shall begin until the presence of a contracted archaeologist has been secured on-site according to the prescriptions set out in a curatorial design brief and approved in writing by the Local Planning Authority. Access, at any reasonable time, shall be given to this archaeologist to enable the observations and recording of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited within County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL (01938 553670) within one month of the completion of this work and a summary of records sent to the Local Planning Authority at the same time.</p>
02/2005/0256/PO	<p>Following consideration of two additional letters of representation from Ruthin Town Council and Iolo Dafydd, 10 Maes Hyfryd, Ruthin.</p> <p>Development of 0.1 ha of land for residential purposes (outline application).</p> <p>Land at rear of Tawelfan Bryn Goodman, Ruthin.</p> <p>GRANT.</p>
02/2005/0656/PF	<p>Following consideration of two additional letters of representation from Ruthin Town Council and Welsh Water.</p> <p>Erection of two-storey pitched-roof extension to rear of dwelling.</p> <p>81 Mwrog Street, Ruthin.</p> <p>GRANT subject to amended reason for condition 1 and note to applicant:</p> <p>1. To be consistent with the Environment Agency abstraction licence.</p> <p>Note to applicant: You are reminded of the requirement to also obtain an abstraction and impounding licence from the Environment Agency. No works should commence until this has been given.</p>
07/2005/0499/PF	<p>Public Speaker Against: Mr Warren</p> <p>Public Speaker For: Mr Ramsey</p> <p>Construction of a 220kw hydro electric scheme to include two water intakes, a buried 900m pipe, 19m sq. powerhouse building and 245 of buried transmission line.</p> <p>Land adjoining Cadwst Mawr, Llandrillo, Corwen.</p> <p>GRANT.</p>

15/2005/0065/PF	<p>Following consideration of an additional letter of representation from the Principal Countryside Officer and report on Site Visit on 13/07/05. Erection of garage block and link to side of dwelling. Foel Las, Eryrys Road, Mynydd Du, Mold GRANT subject to additional condition: 2. (Renumber conditions 2 and 3 as 3 and 4). Notwithstanding the submitted landscape and tree planting scheme date June 2005, a further detailed scheme of soft landscaping for the site and approved in writing by the Local Planning Authority prior to the commencement of the erection of the extension, the scheme to include all existing trees, hedgerows and other vegetation on the land, and proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting. (Councillor N Hugh-Jones wished it to be noted that he voted to refuse the application). (Councillors H Jones and H H Evans wished it to be noted that they abstained from voting).</p>
40/2005/0549/PR	<p>Following consideration of amended plan reflecting max parking standard (32 spaces). Details of 2 no. light industrial units (Class B1 Business Use), associated access and car parking arrangement, landscaping buffer and ecological survey submitted in accordance with conditions 1, 4 and 7 of planning permission code no. 40/2004/885/PO. Land at Expressway Business Park, Abergele Road, Bodelwyddan. APPROVE.</p>
43/2005/0387/PO	<p>Development of 0.07ha of land by the demolition of existing building, erection of 4 residential units and alterations to existing vehicular access (outline application). 70 Caradoc Road, Prestatyn. GRANT subject to Amended condition 1: 1. The site layout plan submitted with the application is for illustrative purposes only and the details of siting</p>
45/2005/0477/PR	<p>Subject to the receipt of no further representations raising planning matters not already covered in the report by 1st August, 2005. Following consideration of amended plans received on 18/07/05. Approval of design and external appearance of the buildings and landscaping submitted in accordance with Condition 1 of outline planning permission 45/2004/0043/PO. Former North Wales Saab Centre, Morville Garage, 27-28 East Parade, Rhyl. GRANT. (Councillors J Butterfield, J Chamberlain Jones and M Webster wished it to be noted that they voted to refuse the application). (Councillor B Barton wished it to be noted that he abstained from voting).</p>

- 45/2005/0572/PF **Public Speaker For: J Willcock**
 Following consideration of one additional letter of representation from Chris Ruane, M.P.
 Erection of 4 no. dwellings, construction of new vehicular and pedestrian access, and associated screen walling/fencing.
Land at rear of Bryn Avenue at West side of Tynewydd Road, Rhyl
GRANT.
- 45/2005/0584/PF
 Following consideration of one additional letter of representation from Head of Transport and Infrastructure.
 Erection of 59 residential units (previously approved for 53 units under code 45/2004/1648/PF) with communal care facilities and associated car parking.
76-83 West Parade, Rhyl.
GRANT.
- 45/2005/0611/PF
 (Councillor H Jones declared an interest in the following application and left the Chamber during consideration thereof).
 Following consideration of one additional letter of representation from Rhyl Town Council.
 Change of use from Class A1 retail to Class A3 bakery and coffee shop.
25 High Street, Rhyl.
GRANT subject to amended condition number 3:
 3. ... "as defined by the Use Classes Order 1987 (Class A3)".
- 46/2004/1228/PF
 (Councillor H Jones declared an interest in the following application and left the Chamber during consideration thereof).
 Demolition of part of building and outbuilding and erection of pitched-roof extension at rear.
Red Lion Hotel, Gemig Street, St. Asaph.
GRANT.
- 46/2004/1229/LB
 (Councillor H Jones declared an interest in the following application and left the Chamber during consideration thereof).
 Demolition of part of building and outbuildings and erection of pitched-roof extension at rear.
Red Lion Hotel, Gemig Street, St. Asaph.
GRANT subject to referral to CADW and their raising no objection.
- 47/2005/0193/PF
 Conversion of workshop/store to dwelling, installation of new septic tank and formation of curtilage area and access drive.
Workshop/Store at Ty Isa, Waen, St. Asaph.
GRANT.
 (Councillors B Barton and M LI Davies wished it to be noted they voted to refuse planning permission).
 (Councillor C H Williams wished it to be noted that he abstained from voting).
- 47/2005/0554/PS
 (Councillor S Thomas declared an interest in the following application and left the Chamber during consideration thereof).
 Councillor R. LI. Williams took the Chair).
 Removal of condition no. 2 of planning permission ref no. 47/2001/1000/PF relating to 21 day stay limitation.
Oakleigh House, Waen Road, Rhuddlan, Rhyl.
GRANT.

235 ENFORCEMENT MATTERS

- (i) **ENF/2005/00044:** Land adjoining Brackenwood, Village Road, Eryrys: Change of use of land to form extension to garden.

Following consideration of a letter from the owner, together with a petition signed by 26 local residents in support of the work carried out.

RESOLVED to defer the matter to allow a site meeting to be arranged between the Local Member, Planning Officer, CCW, Environment Agency and Land Drainage Section.

- (ii) **ENF/2005/00045:** Land Adjoining Ashgrove, Mynydd Du, Eryrys: Change of use of land to form extension to garden.

Following consideration of a letter from the owner.

RESOLVED to defer the matter to allow a site meeting to be arranged between the Local Member, Planning Officer, CCW, Environment Agency and Land Drainage Section.

- (iii) **ENF.2001/00007:** Ty Isoe, Maes Maelor, Llandegla: Storage of cars and residential use of land (report for information/update).

Members noted the report. Potential fire risk identified by Members. Need to consider risk assessment and/or presence of Fire Service when direct action is carried out.

236 TREE PRESERVATION ORDER 1/2005 – LAND ADJOINING A525, LLANFAIR DC, NR. RUTHIN

Submitted report by the Head of Planning and Public Protection reporting the serving of a Tree Preservation Order and requesting confirmation by Committee.

RESOLVED that TPO 1/2005 – Land Adjoining A525, Llanfair DC, Nr Ruthin be confirmed without modification.

237 APPEALS UPDATE

Submitted, report by Head of Planning and Public Protection listing Appeal decisions received between April 2005 and June 2005 for Members' information.

RESOLVED that the report be received.

238 DATE OF SITE VISIT

There being no site visits required, this item was withdrawn.

239 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 1st June – 30th June 2005.

RESOLVED that the report be received.

The meeting closed at 11.50 a.m.
