

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 28<sup>th</sup> September 2005 at 09.30a.m.

### PRESENT

Councillors: S. Thomas (Chair), J.R. Bartley, R.E. Barton, J. Butterfield, J. Chamberlain-Jones, M.LI. 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, T.R. Hughes, N.Hugh-Jones, D. Jones, H. Jones, M.M. Jones (observer), N.P. Roberts, G.O. Rowlands (observer), D.A.J. Thomas, C.H. Williams, R.LI. Williams.

### ALSO PRESENT

Head of Planning and Public Protection Services, County Clerk, 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: P.W. Owen, J. Thompson-Hill, J.M.Davies, E.R.Jones, M.A.Webster, G.M. Kensler and Ms J.Kennedy (Legal Services Manager).

#### 429 URGENT MATTERS

None.

#### 430 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 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>   |
|------------------------|--|
| 01/2005/0764/PO        | Development of 0.15ha of land by the erection of 19 no apartments, construction of new vehicular/pedestrian accesses and associated works (outline application)<br><b>Former Autoworld, Lenten Pool Denbigh</b><br>GRANTED subject to: Amended/Additional Conditions<br>4. (b)(i)"....and payment shall be made prior to the commencement of the development".<br>17. Prior to the commencement of the development, details of the finished floor levels of the dwellings hereby permitted, together with levels of the site access and parking, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the approved details. |

Reason: To reduce the risk of flooding and in the interests of residential and visual amenity.

02/2005/0892/PF

Following consideration of 2 additional letters of representation from: Derek Jones, 4 Bryn Glas, Graigfechan and The Access Officer.

Description: Demolition of all existing buildings and replacement with a new centre for applied arts, comprising studio workshops, galleries, retail area, offices, restaurant, education space and tourist information centre, construction of a new vehicular and pedestrian access, alterations to existing car parking arrangements and augmentation of existing landscaping.

**Ruthin Craft Centre Park Road Ruthin**

GRANTED Subject to: Amended/Additional Conditions:

2. Add "Notwithstanding the submitted details, no external wall or roof material etc....."

Condition 11. Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the building shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is first brought into use.

Additional Notes to Applicant

In discussing the planning application at the Planning Committee of the Council, Members raised concerns as to the use of zinc roofing material. Further information is required in considering the use of this type of material when details are submitted to discharge condition no. 2 of the planning permission.

In relation of Condition No. 11, the Council's Access Officer has asked that the project incorporate inclusive design standards and an independent access audit is submitted.

Note: Members are requested that the details in relation to Condition No. 2 (particularly the roofing materials) are referred to Planning Committee once submitted.

03/2005/0702/PF

Following consideration of 1 additional letter of representation from Llangollen Town Council and Revised Location Plan (circulated)

Description: Variation of Condition 9 of outline planning permission for redevelopment of land by the erection of 20 apartments (Code No. 03/2004/0720/PO), to allow for alternative arrangements acceptable to the local Planning Authority for the provision of 4 affordable housing units in Llangollen

**Bryn Derwen Abbey Road Llangollen**

(Councillor R.E. Barton abstained from voting)

GRANTED Subject to: Amended Condition 1

1. After(e)

or

Provision for payment of a commuted sum to allow the equivalent provision within the Llangollen area, together with details of the timing of the payment and period within which the monies shall be expended.

24/2005/0593/PF

**Speakers Against: M Adams, Pencraig, Bontuchel**

**Speakers For: Clive Jones (Gwilym Hughes Solicitors)**

Following consideration of notes of site visit on 16/09/2005

Description: Conversion of redundant agricultural buildings to form 5 no. dwellings and associated works.

**Outbuildings at Pant Glas Uchaf Bontuchel Ruthin**

GRANTED Subject to: Amended/Additional Conditions

13. "...and the approved details shall be implemented in full before the commencement of any development on site".

18. All existing agricultural buildings indicated to be removed on the location plan forming part of this permission (Drawing No. 2007/4) shall be removed in their entirety from the site prior to the occupation of any of the dwellings hereby permitted.

Reason: In the interests of visual and residential amenity.

42/2005/0842/PF

**Speakers Against: Ann Owens**

(Following consideration of notes of the Site Visit held on 16 September 2005)

Description: Erection of first floor pitched-roof extension over existing garage

**43 Parc Gwelfor Dyserth Rhyll**

GRANTED

44/2005/0771/PF

**Speakers For Mike Ralph Planning Consultant for applicant**

Subject to the receipt of no further representations raising a planning matter not already covered by the report by 3<sup>rd</sup> October 2005

Following consideration of 2 additional letters of representation from:

Welsh Water and Environmental Agency plus further information relating to flood risk, drainage and design

Description: Erection of public house/restaurant, hotel, drive-through fast food unit, non-food retail unit and associated access, car parking and landscaping

**(Rhuddlan Triangle) Land at Marsh Road Rhuddlan Rhyll**

GRANTED Subject to:

1. Response from Environment Agency in relation to flood risks.

2. Amendment to design/materials and/or use of conditions to reserve certain elements.

3. The receipt of no further representations raising matters not already covered in the report by 3<sup>rd</sup> October 2005.

Amended Condition:

18. Add "The scheme for foul and surface water drainage shall include for any surface water attenuation and off site improvements to foul sewage infrastructure considered necessary to ensure suitable foul and surface water drainage discharges."

44/2005/0999/PS

Description: Variation of condition 2 and 3 of planning permission code no. 44/2000/1013/PO to allow submission of reserved matters by 27 December 2005 and commencement of development by 27 December 2006

**Former Thomas Motor Mart Marsh Road Rhuddlan Rhyll**

GRANTED subject to: Amended Conditions 2 and 3

Amended Conditions:

2. Application for approval of the reserved matters should be made to the Local Planning Authority before 27<sup>th</sup> December 2005.

3. The development hereby permitted shall begin before 27<sup>th</sup> December 2006.

45/2005/0707/PF

Description: Change of use of land for siting of mobile testing vehicle for a period of up to 5 years with 12 visits per month

**Sun Centre and Pavillion Theatre East Parade Rhyl**  
(Councillors I.M. German and M.A. German voted against the granting of planning permission)  
GRANTED

(ii) **Refusals**

03/2005/0927/PO

Following consideration of an amended location plan (circulated) and additional letters of representation from: Llangollen Town Council & Head of Transport & Infrastructure

Description: Development of 0.03ha of land by the Erection of a dwelling (outline application)

**Garden To Ael Y Bryn Birch Hill Llangollen**  
REFUSED

Additional reason for refusal:

2. The site is approached from the county road by means of a narrow unmade track that is considered substandard in terms of width of the junction, layout, and alignment, to serve as a means of access for further residential development. Thus, the proposal would be contrary to criterion (iv) of Policy GEN 6 of the Denbighshire Unitary Development Plan.

15/2005/0812/PC

Description: erection of conservatory extension to side of dwelling (retrospective application).

**Armon Cottage Bryn Alyn Llanferres Mold**  
REFUSED AND ENFORCEMENT ACTION AUTHORISED TO REMOVE THE UNAUTHORISED CONSERVATORY EXTENSION

**431 REQUEST FOR COMMITTEE RESOLUTION ON TWO APPLICATIONS FORMING THE SUBJECT OF APPEALS AGAINST NON DETERMINATION ABBEY ROAD GARAGE, ABBEY ROAD, LLANGOLLEN**

Submitted, report by the Head of Planning and Public Protection seeking a resolution from Members on two planning applications relating to Abbey Road Garage site in Llangollen.

The report advises Members on the history of these applications and the subsequent appeals against non-determination. It also details the grounds of appeal.

In order to assist officers in compiling the appeal statements, the report requests the committee's view on the applications.

**RESOLVED:**

*Following receipt of correspondence from the Environment Agency withdrawing their objection, the Committee resolved that, had it been in a position to determine the applications subject to the appeals against non-determination it would have granted planning permission and conversation area consent.*

**432 INFORMATION ITEMS**

Submitted – Report by the Head of Planning and Public Protection for Members' information detailing Technical Advice Note 8 and Ministerial Interim Planning Policy Statement on Renewable Energy, also consultations on TAN 1 (Joint Housing Land Availability Studies) and revisions to TAN 2

(Planning and Affordable Housing). The report further advised Members of the dates for the next series of Planning Surgeries to be held in Rhyl, Prestatyn, Ruthin, Corwen, Llangollen and Denbigh.

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

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

The Head of Planning and Public Protection Services submitted his written report (previously circulated) of application for Planning Permission determined by him under delegated authority between 1<sup>st</sup> August 2005 and 31<sup>st</sup> August 2005.

**RESOLVED** that the report be received.

The meeting closed at 12.10p.m.

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