

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 23rd November 2005 at 9.30 am.

PRESENT

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

577 URGENT MATTERS

None

578 APPLICATION FOR PERMISSION FOR DEVELOPMENT

The report by the Head of Planning and Public Protection Services (previously circulated) was submitted enumerating plans submitted and required 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

Application No.

Description and Situation

01/2005/0301/PF

Councillor Gwyneth Kensler declared an interest in the following application and left the Chamber during consideration thereof.

Following consideration of 1 additional representation from: Councillor D. Jones (Denbigh)

Change of use of existing allotment land to Class D2 skate park

Land at rear of Caledfryn Smithfield Road Denbigh

GRANTED Subject to Amended Condition 2 and Note to Applicant

2. Prior to the commencement of use of the skate park, full details of the intended management and provision of security for the site shall be submitted to and approved in writing to the Local Planning Authority. The scheme for management

and security shall be fully implemented from commencement of the use and thereafter.

Reason: In the interest of residential amenity

Notes to Applicant

1. This permission relates to the change of use of the land to a skate park only. A further planning permission will be required for any operational development in the form of installation of skate board equipment, fencing, vehicular and/or pedestrian access, any buildings, or any other ancillary operational development.
2. Members of the Planning Committee raised issues as to whether or not provision would be made for toilets on or near the site and what arrangements will be made for pedestrian and vehicular access and car parking. These issues will need to be addressed through a supporting statement and/or provision within any planning application for the operational development.

03/2005/0893/PS

Removal of condition no. 5 of planning permission code no. 03/2001/1114/PF to allow display of goods on the forecourt.

4 Castle Street Square Llangollen

Vote

The requisite number of Members requested recorded vote. The Chair asked Members to vote For or Against the recommendation to grant planning permission

11 votes For

J.M. Davies, S. Frobisher, I.M. German, K.N. Hawkins, T.K. Hodgson, N.P. Roberts, D.A.J. Thomas, S. Thomas, J. Thompson-Hill, C.H. Williams, R.LI. Williams

10 votes Against

J.R. Bartley, R.E. Barton, J. Butterfield, J. Chamberlain-Jones, M.LI. Davies, D. Hannam, T.R. Hughes, N. Hugh-Jones, G.M. Kensler, E.W. Williams

it was resolved to **grant permission**

03/2005/0976/PF

Councillor S. Thomas declared an interest in the following application and left the Chamber during consideration thereof and Councillor R. LI. Williams took chair

Winter Storage of 10 no. touring caravans

Penddol Farm Caravan Park Abbey Road Llangollen

GRANT Subject to Amended Condition:

2. This permission relates solely to the winter storage of touring caravans between 31st October in one year and 1st March in the following year on that part of the site defined by the location plan (scale 1:500) received by the Local Planning Authority on 19th September 2005. No more than 10 no. touring caravans shall be stored, and no caravans shall be occupied during the period 31st October in one year to 1st March in the following year.

3. The evergreen trees and deciduous shrubs shall be retained and maintained as a screen to the caravans along the southern boundary of the site and any trees or shrubs which die/are damaged shall be replaced with similar species and numbers in the first planting season thereafter.

18/2005/1068/PF

Public Speaker Against: Mrs Imogen Sherriff

Following consideration of site visit notes and additional letters of representation from:

- Llandyrnog Community Council
- Head of Transport and Infrastructure
- CCW

Conversion and alterations to 9 bay agricultural barn and 6 bay agricultural barn with extensions, to provide 3 self contained rural business units, (class B1) with associated parking and minor lane alignment improvements and reinstatement of hedgerow.

Speddyd Farm Llandyrnog

GRANTED Subject to Amended Conditions

3. "taken/dispatched"

10. "for the site and approach road",

Add at end of condition 10:

"The detailed scheme of hard and soft landscaping shall include for replacement of the existing concrete post and wire mesh fencing with appropriate boundary treatments, including the planting of indigenous hedgerows with trees".

11. "following the commencement of the development and any trees or plants which, within a period of five years of the development die, are removed....." etc.

Additional Note to Applicant

You are advised that you must comply with the terms of this planning permission, including all the conditions. With regard to the use permitted and Condition No. 2, a Class B1 business use is defined as a use which can be carried out in any residential area without detriment to the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

(Councillors M.Ll. Davies wished it to be noted that he abstained from voting Councillor N. Hugh-Jones wished it to be noted that he voted to refuse permission).

43/2005/0876/PS

Following consideration of an update on paragraph 8(ii) page 26 the site in Prestatyn East not Central Variation of Condition 3 of planning permission code no. 43/1997/0910/PO for development of 2ha of land by the erection of a food store with cafeteria, petrol filling station and associated development, seeking the further extension of the period within which development can commence, to 30/11/2007

Land at High Street Prestatyn

GRANT Subject to Amended Condition

"30th November 2006"

Note to Applicant

The Planning Committee, in considering the planning application, were of the view that an extended period of 12 months for commencement of the development was sufficient, given that the compulsory purchase order process is now underway and there is a need to avoid any further significant delay in implementing the project. Should unforeseen delays materialize in the compulsory purchase order process, then it would be open to your client to apply for a further variation of the condition in 12 months time.

(Councillor S. Frobisher wished it to be noted that she voted to refuse permission. Councillor C. Williams wished it be noted that he abstained from voting).

43/2005/1033/PF

Proposed Commercial Development comprising 1393 sq m (15000 sq ft) of business space (Class B1), four retail units totalling 5202 sq m (56000 sq ft), parking spaces, service areas, bus stand and circulation space and new highway access with associated landscaping and siteworks.

Land at Nant Hall Road Prestatyn

GRANTED Subject to 106 Agreement

It was resolved to Grant planning permission for the above, subject to the applicants entering into a 106 agreement.

The following items would form the heads of terms of the agreement:

- i) Off site highway works including improvements to the High Street/Nant Hall Road and Bridge Road/High Street junction.
- ii) The provision of and/or a contribution towards a Tourist Information Centre.
- iii) Improvements to the highway network to facilitate cycle links.
- iv) Availability of the car park for combined town centre trips for shopping.
- v) Provision of CCTV on the site to link with the town centre system.
- vi) Provision of information panels for tourism purposes to the site frontage.
- vii) Ensuring the bringing forward of the employment development concurrently or in advance of the retail development

43/2005/1054/PF

Erection of two-storey pitched roof extension at front side to replace existing garage and pitched roof to existing dormer at side of dwelling.

2 Stoneby Drive Prestatyn

GRANTED

(Councillor N. Hugh-Jones wished it to be that that he voted to refuse. Councillor J. Butterfield wished it to be noted that she abstained from voting)

43/2005/1117/PF

Erection of detached 4-bedroom dwelling and construction of new vehicular and pedestrian access (amendment to Application Ref. No. 43/2004/1632/PF)

Land at (part garden of) 1 Bosworth Grove Prestatyn

44/2005/0655/PF

Following consideration of 1 additional letter of representation from: Rhuddlan Town Council

Use of 1.0 ha of land as extension of existing business park to provide additional container storage facilities and formation of new vehicular access

Land adjoining H.T.M. Business Park Abergele Road Rhuddlan Rhyl

GRANTED

46/2005/1020/PF

Public Speaker Against: J McCormick

Following consideration of notes of site visit held on 11th November 2005

Erection of 6 No. garages and parking areas submitted in accordance with previously-approved residential scheme for 3 dwellings (Ref. No. 46/2005/0306/PF)

Part of Site Forming Land Adjoining 1 Luke Street St. Asaph

GRANT Subject to Amended Conditions 3 and 4

3. Substitute "erection" for "use"

4. The garages and parking areas hereby permitted.....

46/2005/1042/PF

Councillor S. Thomas declared an interest in the following application and left the Chamber during consideration thereof and R.LI. Williams took chair.

Installation of 17.5m high slimline lattice, 3 antennae, 2 dishes, equipment housing, ancillary associated equipment and compound enclosure

Part OS Field No. 0006 Pen y Bryn Farm Mount Road St. Asaph

GRANT

(Councillor S. Frobisher wished it to be note that she abstained from voting)

Site Visits

01/2005/0865/PF

Demolition of 5 No. derelict cottages and redevelopment of site by erection of terrace of 4 No. dwellings and formation of new parking area and new vehicular access

Land at rear of 43 Love Lane fronting Tan Y Gwalia Denbigh

01/2005/1119/CA

Demolition of 5 No. houses

Land at rear of 43 Love Lane Denbigh

Refuse (Against Recommendation)

45/2005/0445/PO

Public Speaker Against: Mr H E Roberts

Following consideration of site visit notes and additional letters of representation from: Head of Transport and Fire and Rescue Service

Demolition of existing dwelling and development of land by the erection of 17 No. apartments with associated vehicular and pedestrian access (outline application)

Land at Tarleton Street Rhyl

REFUSE for the following reasons:

1. The proposed development would be served by an inadequate highway approach characterised by a narrow pavement to the western side only, on street parking and limited width. The proposal would lead to additional vehicular and pedestrian movements along Tarleton Street, which due to its character, would be likely to lead to increased dangers and inconvenience for all highway users. Thus, the proposal would conflict with criteria (vi) and (vii) of Policy GEN 6 and Policy TRA 6 of the Denbighshire Unitary Development Plan.
2. The proposal for the erection of 17 no. apartments on the site would be likely to lead to an overdevelopment of the site by reason of the 3 storey height of the development, relationship of the development to the street scene, and impact on existing amenity space provision for the adjacent

residential home. The proposal would therefore conflict with criteria (i) and (ii) of Policy GEN 6 of the Denbighshire Unitary Development Plan.

The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason
Overintensification/overdevelopment Access

579 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 and 31st October 2005.

RESOLVED that the report be received.

The meeting closed at 12.50 pm
