

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT PROCEDURE) ORDER 1995 - TO DATE  
PLANNING AND COMPENSATION ACT 1991  
TOWN AND COUNTRY PLANNING ADVERT REGULATIONS 1994  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)  
ACT 1990  
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

These are reports and recommendations by Officers for consideration and resolution by the County Planning Authority.

All the applications in respect of the proposals specified in this report will be available for inspection by the Members of the Committee prior to and during the meeting at which the said applications will be considered.

The Background Papers relating to each application, including forms, plans, relevant correspondence, Development Plan and guidance documents are available for public inspection during normal office hours

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**ITEM NO:** 1

**WARD NO:** Denbigh Upper / Henllan

**APPLICATION NO:** 01/2005/0301/ PF

**PROPOSAL:** Change of use of existing allotment land to Class D2 skate park

**LOCATION:** Land to rear of Caledfryn Smithfield Road Denbigh

**APPLICANT:** Denbighshire County Council

**CONSTRAINTS:** Public Footpath / Bridleway  
250m Of Landfill Site  
Conservation Area  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - No Neighbour letters - No

**CONSULTATION RESPONSES:**

1. DENBIGH TOWN COUNCIL

"The Council was pleased to note that at long last there were proposals to build a skate park in the town and would not wish to raise any objections to the application".

However, Members did express some concerns and I have been instructed to bring those concerns to the notice of the planning committee.

- i) Proper facilities should be provided on site for the users of the skate park, in particular, toilet facility.
- ii) Substantial fencing be provided around the park in order to protect neighbouring properties and allotments.
- iii) Adequate parking facilities be provided for parents bringing children and younger people to the park.

The Town Council would wish to see the above incorporated into the final designs for the skate park."

2. ENVIRONMENT AGENCY

No objection and enclose standard advice note for the developer.

3. FOOTPATHS OFFICER

Public Footpath No. 47 abuts the proposed development area therefore providing there is no disruption or damage there would be no objection to the proposal.

4. WELSH WATER

Require a scheme for the comprehensive and integrated drainage for the site.

**RESPONSE TO PUBLICITY:**

Letters of representation were received from:

- 1. Mr. J. G. Evans, 13, Lon Nant, Denbigh
- 2. Ms. C. Gambles & Mr. W. Win, 28, Clwydian Park Avenue, St. Asaph
- 3. Mr. J. D. Williams, 38, Bryn Garth, Denbigh

4. Chris Ruane MP

Summary of Planning Based Representations

- i) Would prefer this land to be used for allotments
- ii) Concerns over noise/disturbance
- iii) Concerns over potential for crime
- iv) Request for security fencing
- v) Reference to other more suitable sites e.g. Lower Park

**EXPIRY DATE OF APPLICATION: 10/11/2005**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The application site consists of land to the south-west of Denbigh sited to the east of the Caledfryn Council Offices and just to the north of existing allotment gardens. The triangular shaped site is relatively flat and has a public footpath abutting it along its east boundary which joins Glas Meadows Lane to the north.
2. Planning permission is sought to change the use of former allotment land to a Skate Park. No specific details of the park itself have been submitted with this application. This is an attempt to agree the principle of using this land for such a use.
3. The proposal is the result of significant pre-application discussions with County Council Officers and Members along with the Town Council where a need was identified for such a use.

**RELEVANT PLANNING HISTORY:**

4. None.

**PLANNING POLICIES AND GUIDANCE:**

5. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)
  - Policy GEN 6 - Development Control Requirements
  - Policy REC 1 - Protection of Existing Open Space

GOVERNMENT GUIDANCE

Planning Policy Wales, March 2002

**MAIN PLANNING CONSIDERATIONS:**

6.
  - i) Principle of use in this location.
  - ii) Impact on residential amenity.
  - iii) Issues raised by representations.
7. In relation to the points raised in paragraph 7 above:-

- i) The planning history for this site is somewhat unclear with records not showing clearly whether the land was formerly appropriated for use as allotments. It would also appear that the land had, at some point, been used as grazing land. It is, however, important to note that the Council has followed the correct legal procedure under the provision of the Allotments Act 1975 (Section 8) with regard to the appropriation or sale of the application land. The land is currently designated as recreational land (Policy REC 1) in the adopted UDP. The proposed use of the land as a Skate Park would obviously comply with the general principle of this policy. The Skate Park has been identified as a much needed facility for the youth of the town making the proposal acceptable in principle.
- ii) The closest residential dwellings to the application site are those units to the north on Glas Meadows Lane. Other dwellings to the south of the site will have views towards the site but these would be from a much higher level given the topography of the area. The proposed park is designed for the youth of the town and will clearly have an impact on the existing character of the site and surroundings. It is considered, however, that through careful consideration of mitigation measures in terms of the security of the site, the proposed use will be acceptable in the context of its surroundings. The main features of the site are its relative seclusion from any nearby residential dwellings and its good pedestrian access links. This would give the site the ideal characteristics for such a proposed leisure use designed for non-car users.
- iii) Should Members be minded to permit this application, various conditions are suggested which cater for concerns raised in relation to facilities and security fencing. Representations have suggested such issues should be fully taken into account of in the determination of this application.

**SUMMARY AND CONCLUSIONS:**

- 8. The proposed change of use complies with the relevant policy criteria and guidance along with other legislative constraints. Subject to specific conditions to reserve details of the security and layout of the site, the proposal is acceptable.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2. Prior to the commencement of any on site works, full details of the layout and intended management and security for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include for any proposed boundary fencing, lighting, CCTV cameras and any other ancillary works, buildings or equipment with any subsequently approved scheme fully implemented prior to the commencement of the use.

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 residential and visual amenity.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 2

**WARD NO:** Denbigh Central

**APPLICATION NO:** 01/2005/0865/ PF

**PROPOSAL:** 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

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

**APPLICANT:** Mr D Lloyd-Williams & Ms B Carr

**CONSTRAINTS:** Town Heritage Area  
250m Of Landfill Site  
Conservation Area  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - Yes Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. DENBIGH TOWN COUNCIL  
"Whilst the town council does not wish to object to the proposed development the council does have concerns with regard to the vehicular access in particular taking into account the gradient of the site and the narrowness of the road at Tan y Gwalia."
2. CONSERVATION OFFICER  
No objection subject to control of external appearance of materials
3. WELSH WATER  
No objection subject to inclusion of conditions
4. BAPTIST  
No objection subject to inclusion of conditions
5. ENVIRONMENT AGENCY  
Standard advice applies
6. CLWYD POWYS ARCHAEOLOGICAL TRUST  
No objection however suggests appropriate conditions be imposed
7. COUNTY ARCHAEOLOGIST  
No objection, an archaeological watching brief condition should be attached to any permission in addition to recording of the derelict structures
8. HEAD OF HOUSING SERVICES  
Interest expressed by Registered Social Landlord for purchase of whole site or minimum of 1 affordable unit on the site
9. DENBIGH CIVIC SOCIETY  
Object as consider overdevelopment.

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. G. Cottam, 41A, Love Lane, Denbigh
2. Miss A. L. Roberts, 2, Church Cottages, Tan y Gwalia, Denbigh
3. Jeff Armstrong, 3, Church Cottages, Tan-y-Gwalia, Denbigh
4. Mr & Mrs Spaul, 1 Church Cottages, Tan y Gwalia, Denbigh
5. Mair Owen & Francis McFarlane, 51-53 Love Lane, Denbigh
6. Ann Dent, 7 Rowan Lane, Skelmersdale, Lancashire

Summary of planning based representations:

- i) Impact on highway safety
- ii) Nature Conservation Issues
- iii) Loss of privacy
- iv) Increase in noise and disturbance
- v) Drainage issues
- vi) Impact on Conservation Area

**EXPIRY DATE OF APPLICATION: 14/09/2005**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

**PLANNING ASSESSMENT:****THE PROPOSAL:**

1. The application site comprises 5 derelict stone cottages located within the Denbigh Town Conservation Area and within the defined settlement limit of Denbigh. The walls of the cottages remain. However only a small part of the roof is still in place and the whole structure is overgrown with vegetation. The remains are located along the southern boundary of the site within an overgrown plot measuring a total of approx. 0.03ha. There is currently no vehicular access to the site with a gated pedestrian access located adjacent to 43 Love Lane which leads up to Tan y Gwalia. The site slopes steeply up from Love Lane to Tan y Gwalia and is bounded by a traditional 1.5m high stone wall. Two storey properties on Love Lane back onto the western and southern boundary of the site.
2. This application is for the demolition of 5 no. derelict cottages and redevelopment of the site by erection of a terrace of 4 no. dwellings and formation of new parking area and new vehicular access. A separate application for Conservation Area consent has been submitted for the demolition of the 5 no. cottages. (See next item)

**RELEVANT PLANNING HISTORY:**

3. None

**PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July, 2002)
  - Policy GEN 6 - Development Control Requirements
  - Policy CON 5 - Development in Conservation Areas
  - Policy CON 7 - Demolition in Conservation Areas
  - Policy HSG 2 - Housing development in main centres
  - Policy HSG10 - Affordable Housing within Development Boundaries

Supplementary Planning Guidance 21: Parking Requirements in New



**MAIN PLANNING CONSIDERATIONS:**

- 5.
- i) Principle of development
  - ii) Impact on visual amenity/character and appearance of Conservation Area
  - iii) Impact on residential amenity
  - iv) Highway considerations
  - v) Wildlife
  - vi) Affordable Housing
6. In relation to the main planning considerations:
- i) Principle of development  
The principle of residential development within the development boundary of a town would be acceptable provided the proposal complies with all other relevant policies in the UDP. The land is not safeguarded for other uses.
  - ii) Impact on visual amenity/character and appearance of Conservation Area  
The redevelopment of the site involves complete demolition of the redundant cottages and construction of a terrace of 4no. two storey dwellings. The dwellings would be located on the same footprint as the existing cottages and as the site slopes steeply upwards the dwellings have been designed with a staggered roof line. This is considered visually acceptable and respects the character of the area and topographical features of the site. The dwellings are considered to provide a traditional design solution incorporating traditional features with materials to reflect the character and appearance of the area. With suitable control over final detailing, it is considered that the visual impact on the proposal is acceptable and would retain and enhance the character and appearance of the Conservation Area.
  - iii) Impact on residential amenity  
Existing residential properties are located to the western and southern boundaries of the site. All properties are two storey with e rear elevations backing onto the site. The property at 45 Love Lane is currently physically attached to the side elevation of the redundant cottages and it is proposed to re-build the proposed terrace in the same manner. The rear windows of 45 Love Lane face into the site and therefore there would be no windows on the proposed development overlooking this property. The rear elevation of the proposed terrace would be located immediately facing the rear elevation of 51-53 Love Lane which has windows on this elevation and this has been fully considered in the design of the proposed dwellings. The windows along the rear elevation will be obscurely glazed with a roof light provided for the proposed bathrooms to eliminate the need for opening windows on this elevation. The proposed dwellings have been located in the same location as the existing buildings and therefore amenity space has been provided to the front of each property with car parking for 4 vehicles off Tan y Gwalia. The amenity space has a projection of approx 6.5m which is considered acceptable for the size of dwellings proposed. It is not considered that there would be any unacceptable impact on the amenities of surrounding residents

and an acceptable level of amenity would be afforded to future occupiers of the proposed dwellings.

iv) Highway considerations

Tan y Gwalia is a narrow highway and existing properties have limited off street parking facilities leading to the need to park on street. It is proposed to provide 4 no. car parking spaces off street which would provide 1 space per dwelling. The dwellings proposed are small 2 bed properties and therefore 1 space per dwelling is considered acceptable given the character of the area and proximity to the town centre. The Head of Transport and Infrastructure has raised no objection to the proposal provided suitable conditions are imposed to ensure a satisfactory access and parking area is formed.

v) Wildlife

The site is overgrown with vegetation with some small trees. The site has been vacant for some years and therefore it is possible that protected species such as bats may be present within the derelict cottages. It is considered reasonable to request that an ecological survey be carried out prior to any demolition works on site.

vi) Affordable Housing

The applicant has indicated the intention to make all 4 units available for affordable purposes. This would be consistent with Policy HSG 10 and the SPG on affordable housing and can be secured through a Section 106 obligation.

**SUMMARY AND CONCLUSIONS:**

7. The proposal is considered acceptable in principle without adversely impacting upon the character and appearance of the Conservation Area. There would be no adverse impact on residential amenity, highway safety or local wildlife subject to the imposition of planning conditions.

The recommendation is subject to the completion of an obligation under Section 106 of the 1990 Town & Country Planning Act within 12 months of the date of the Committee to secure

- (a) The provision of a minimum of 1 no. affordable unit and the retention of this unit(s) for affordable purposes

The certificate of Decision would only be released on completion of the legal obligation, and on failure to complete within the time period, the application would be represented to the Committee and determined in accordance with the policies of the Council applicable at that time

**RECOMMENDATION: - GRANT** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The remaining stone of the derelict cottages shall be reused in construction of the dwellings hereby approved.
3. Prior to the commencement of the erection of any external stonework a sample panel of the type of stonework, mortar, and pointing it is 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(s) shall be strictly of the same type, texture and colour as the approved sample panel.

4. The materials to be used on the roof of the building(s) shall be blue/grey natural mineral slate of uniform colour and texture.
5. No development shall commence until the written approval of the Local Planning Authority has been obtained to the precise detailing of the type, materials and finish of the fenestration for the development.
6. The proposed roof lights shown on the approved drawings shall be Conservation type roof lights and shall not project above the plane of the existing roof.
7. Development shall not begin until recording of the existing structures to Level 2 (recording Field Archaeological Monuments 1999 RCAHME) has been carried out and the details submitted to the Local Planning Authority.
8. 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 with the 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 with a summary of records sent to the Local Planning Authority at the same time.
9. No development shall take place until there has been submitted to, and approved 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;
  - (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.
10. 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 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 others of similar size and species.
11. Full details of the design and construction of the access and parking area shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site.
12. The access and parking area shall be completed to the satisfaction of the Local Planning Authority before any dwellings hereby approved are occupied.
13. No land drainage or surface water run off will be permitted either directly or indirectly to discharge into the public sewerage system.
14. Prior to the commencement of the development hereby permitted an ecological survey shall be carried out to investigate the potential presence of any protected species within the vicinity of the works. The survey, together with any mitigation measures arising from a confirmed presence, shall be submitted to and approved in writing by the Local Planning Authority and any mitigation measures fully implemented prior to the commencement of any works.

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 interest of the character and appearance of the Conservation Area.

3. In the interests of visual amenity
4. In the interests of visual amenity.
5. To ensure the details are satisfactory in relation to the character and appearance of the building
6. To ensure that the development presents a satisfactory appearance.
7. In the interests of investigation and recording of historic buildings.
8. In the interests of archaeological investigation and recording.
9. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
10. To ensure a satisfactory standard of development, in the interests of visual amenity.
11. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
12. To provide for the loading, unloading and parking of vehicles clear of the highway.
13. To prevent hydraulic overload of the public sewerage system and pollution of the environment.
14. In the interests of nature conservation.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 3

**WARD NO:** Denbigh Central

**APPLICATION NO:** 01/2005/1119/ CA

**PROPOSAL:** Demolition of 5 no. terraced houses

**LOCATION:** Land At The Rear Of 43 Love Lane Denbigh

**APPLICANT:** Mr D Lloyd-Williams & Mrs B Carr

**CONSTRAINTS:** Town Heritage Area  
250m Of Landfill Site  
Conservation Area  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - Yes Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. DENBIGH TOWN COUNCIL  
"Whilst the town council does not wish to object to the proposed development the council would like to refer to the concerns expressed in respect of the planning application."
2. CONSERVATION OFFICER  
No objection subject to control of detailed elements of the design. The buildings should not be demolished until a contract for the redevelopment to proceed is signed.
3. COUNTY ARCHAEOLOGIST  
No objection, an archaeological watching brief condition should be attached to any permission in addition to recording of the derelict structures (imposed on planning application)

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. Miss A. L. Roberts, 2, Church Cottages, Tan y Gwalia, Denbigh
2. Mr & Mrs Spaul, 1 Church Cottages, Tan y Gwalia, Denbigh

Summary of planning based representation:

- i) Concerns raised in planning application re-iterated.

**EXPIRY DATE OF APPLICATION: 14/09/2005**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. This application is for Conservation Area consent to demolish the 5 no. derelict cottages. This report should be read in conjunction with the one immediately preceding this one on the agenda, which relates to the planning application for the redevelopment of the site by a total of 4 dwellings located within a terrace (01/2005/0865/PF).

**RELEVANT PLANNING HISTORY:**

2. None

**PLANNING POLICIES AND GUIDANCE:**

3. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July, 2002)  
Policy CON 7 - Demolition in Conservation Areas

**GOVERNMENT GUIDANCE**

Planning Policy Wales : March 2002

Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings & Conservation Areas

**MAIN PLANNING CONSIDERATIONS:**

4.
  - i) Case for demolition/impact of the removal of the building
5. In relation to the main planning considerations in paragraph 4:
  - i) The general presumption in conservation areas is in favour of retaining buildings which make a positive contribution to the character and appearance of that area. The buildings to be demolished make no positive contribution to the conservation area. Their demolition and replacement with a suitably designed scheme would enhance the conservation area.

**SUMMARY AND CONCLUSIONS:**

6. Provided a planning permission is in place for the redevelopment of the site, and any approval for demolition is conditional on a contract being signed for the carrying out of the redevelopment works, it is considered appropriate to grant consent

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No demolition shall take place before a contract for carrying out the works of redevelopment on the site has been made for the redevelopment for which the contract provides.

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 the character and appearance of the Conservation Area.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 4

**WARD NO:** Llangollen

**APPLICATION NO:** 03/2005/0893/ PS

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

**LOCATION:** 4 Castle Street Square Llangollen

**APPLICANT:** C Smith

**CONSTRAINTS:** C2 Flood Zone  
Listed Building  
Fluvial Floodplain  
Conservation Area  
Canal Consultation Zone

**PUBLICITY UNDERTAKEN:** Site Notice - Press Notice - Neighbour letters -

**CONSULTATION RESPONSES:**

5. **LLANGOLLEN TOWN COUNCIL:**  
"Members felt strongly that the original condition should be maintained and that the display of goods should not be permitted on the forecourt".
6. **LLANGOLLEN CIVIC SOCIETY:**  
Object to the application based on visual impact, impact on street users and principle of use.
7. **SENIOR CONSERVATION OFFICER:**  
No objections to the proposal as the display of goods in this area has been ongoing and now forms part of the character and appearance of the Conservation Area.

**RESPONSE TO PUBLICITY:**

Representations received from:

1. Ms C. Ellis, Brow Farm, Llangollen.

Summary of planning based representations:

- i) Principle of development – planning history of the site.
- ii) Detrimental impact on the Conservation Area and square.

**EXPIRY DATE OF APPLICATION: 03/11/2005**

**REASONS FOR DELAY IN DECISION:**

- delay in receipt of key consultation response(s)

**PLANNING ASSESSMENT:****THE PROPOSAL:**

1. No 4 Castle Street Square (Cottage Cards & Gifts) is located on the west side of Castle Street, approximately 20 metres to the south of Llangollen Bridge. The application site is located within the development boundary, the conservation area

and the main retail and commercial area of the town.

2. The proposal seeks to remove condition no.5 of planning permission code no. 03/2001/1114/PF to allow the display of goods on the forecourt

**RELEVANT PLANNING HISTORY:**

3. 03/2001/1114/PF – Erection of an extension to existing shop to provide external display area as replacement of existing retractable awning – GRANTED at Committee – 30/01/2002.

Condition No 5 – *There shall be no display of goods, items of furniture, signs, storage containers, or vending machines on the forecourt area between the covered display area and the back of the footway (as shown on plan ref. 0112/01A) at any time, other than with prior written approval of the Local Planning Authority.*

REASON: *In the interest of visual amenity.*

The matter was brought to the attention of the Local Planning Authority in May 2005. The application has been submitted as a result of ensuing investigations. The extension was built in 2002-2003

**PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 1 – Development within the Development Boundary  
Policy GEN 6 – Development Control Requirements  
Policy CON 5 – Development within Conservation Areas.

Supplementary Planning Guidance Note:  
No 13 – Conservation Areas.

**MAIN PLANNING CONSIDERATIONS:**

5.
  - i) Principle of development
  - ii) Impact on the Conservation Area
  - iii) Safety of highway users
6. In relation to the considerations as noted in Paragraph 5:
  - i) The previous planning application was supported by members as it was seen that the removal of a PVC awning to the building's frontage and replaced with a permanent building would enhance the character of the Conservation Area and serve as a permanent enclosure around the external display. Condition no. 5 was attached to the certificate of decision following Planning Committee resolution to grant.
  - ii) The Senior Conservation Officer raises no objection to the proposal to remove the condition as it is felt that the sale of goods on the forecourt of retail shops is not an unusual feature within Conservation Areas. Such examples would be the display of goods outside an ironmongers shop, or vegetables outside a greengrocer shop. We have no photographic or illustrative evidence of this square (locally known as Ham & Egg Square) following the widening of the bridge in 1968. The sale of these goods during trading hours is considered to be a characteristic of the town and common place on Castle Street, Llangollen.
  - iii) The applicant states in the letter accompanying the application that there have been no complaints; however it may be expedient under the Highways



Act to remove any signs from the adopted highway to prevent obstruction of the pavement.

**SUMMARY AND CONCLUSIONS:**

7. The external display, restricted to the enclosed forecourt area, would be in character with the tourist nature of this part of the town.

**RECOMMENDATION: APPROVE:-**

1. No conditions imposed.

**NOTES TO APPLICANT:**

You are advised to ensure that no goods or signs are displayed on the pavement as this is likely to result in action under the Highway Act.

**ITEM NO:** 5

**WARD NO:** Llangollen

**APPLICATION NO:** 03/2005/0976/ PF

**PROPOSAL:** Winter storage of 10 no. touring caravans

**LOCATION:** Penddol Farm Caravan Park Abbey Road Llangollen

**APPLICANT:** J Winstanley

**CONSTRAINTS:** Wildlife Site  
Canal Consultation Zone

**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

8. LLANGOLLEN TOWN COUNCIL  
"Members raised no objections to any of these applications".
9. LLANGOLLEN CIVIC SOCIETY:  
"Object to the winter storage of 10 touring caravans".
10. LANDSCAPE ARCHITECT:  
No objections to the revised location subject to the retention of canal side boundary screen.

**RESPONSE TO PUBLICITY:**

None.

**EXPIRY DATE OF APPLICATION:** 13/11/2005

**REASONS FOR DELAY IN DECISION:**

- delay in receipt of key consultation response(s)
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

**PLANNING ASSESSMENT:****THE PROPOSAL:**

1. Penddol Caravan Park is located within the designated Area of Outstanding Beauty (AOB) and adjacent to but outside the development boundary of the town of Llangollen as defined in the Denbighshire Unitary Development Plan. The existing touring caravan site is on the eastern side of the A542 Llangollen to Ruthin road approximately 200 metres to the north of the Llangollen International Eisteddfod Ground. The total area of the site is approximately 0.6 ha.
2. The site has existing use as a touring caravan site for no more than 15 touring caravans on an 8 month seasonal basis. A toilet/shower block measuring approximately 6 metres x 5 metres is also present for use in connection with the

touring site.

3. The proposal is for the winter storage of 10 touring caravans on a 176 sq.m area in the north western part of the site. The boundaries to that area of the site are a mix of native deciduous and evergreen trees.
4. Members may recall the recent planning history of this site. An Inspector dismissed an appeal for the use of the whole site all year round for touring caravans.

#### **RELEVANT PLANNING HISTORY:**

5. **03/2005/405/LE** – Certificate of lawfulness of existing use of land as all year round touring caravan park for 10 caravans – REFUSED – 17<sup>th</sup> June 2005

**03/2004/0169/PS** – Variation of condition no. 4 of planning permission code no. 03/396/99/PF to allow for winter storage of caravan and over-night stays between 31<sup>st</sup> October in one year and 1<sup>st</sup> March in the following year. REFUSED – 16/06/2004 (use of site all year round and the visual/landscape impact of the whole site in the winter months).

Subsequent appeal to the National Assembly for Wales: Dismissed – 10/12/2004 (All year occupancy against policy, use of the whole site leads to impact on the AOB)

#### **PLANNING POLICIES AND GUIDANCE:**

##### **6. Denbighshire Unitary Development Plan**

- Policy GEN 3 - Development outside development boundaries
- Policy GEN 6 - Development Control Requirements
- Policy ENV 2 - Development affecting the AONB/AOB
- Policy TSM 13 - Winter storage of caravans

##### **GOVERNMENT GUIDANCE**

Planning Policy Wales : March 2002

#### **MAIN PLANNING CONSIDERATIONS:**

7.
  - i) The principle of development
  - ii) Impact on the landscape
  - iii) Impact on neighbouring residential dwellings
8. In relation to the considerations as noted in Paragraph 7:
  - i) The proposal complies with the principles set out in the relevant Policy TSM 13 – Winter Storage of Caravans. The application site has been amended during the progress of the application to a smaller scale and inconspicuous location on the north west end of the site. The application is accompanied by five letters of support from current touring caravan owners wishing to winter their vans on the site. A planning condition can be attached to a decision to ensure the caravans are left vacant and not in use between 31<sup>st</sup> October in one year and the 1<sup>st</sup> March in the following year.
  - ii) Denbighshire's Landscape Architect raises no objections to the proposal stating that the reduced application site and the existing screening along the boundaries to the north and west renders that part of the site unobtrusive in

the landscape. A condition is proposed for the screening on the canal side boundary to be retained and maintained.

- iii) The proposal is not considered to have any unacceptable impact on neighbouring residential amenity as the caravans will be vacant and well screened.

**SUMMARY AND CONCLUSIONS:**

- 9. The scheme as revised meets the requirements of the main policies, subject to the control of use of the caravans.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2. This permission relates solely to the winter storage of touring caravans on that part of the site defined by the location plan (Scale 1:500) received by the Local Planning Authority on 19 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 canal side of the boundary.

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 interest of visual amneity.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 6

**WARD NO:** Llandyrnog

**APPLICATION NO:** 18/2005/1068/ PF

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

**LOCATION:** Speddyd Farm Llandyrnog Denbigh

**APPLICANT:** Mr Michael Owen

**CONSTRAINTS:** Public Footpath / Bridleway

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. LLANDYRNOG COMMUNITY COUNCIL  
Awaiting response on amended description/receipt of Part 2 information
2. HEAD OF TRANSPORT & INFRASTRUCTURE  
No objection subject to inclusion of conditions
3. PUBLIC PROTECTION  
Awaiting response
4. ENVIRONMENT AGENCY  
Standard advice applies
5. COUNTRYSIDE COUNCIL FOR WALES  
No objection however suggest an ecological survey be carried out

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. Roger Rowett, Llainlaw, Llandyrnog
2. Mr. J. R. Lewis, Stonelea, Llandyrnog
3. Mr. D. Banks, Sarafand, Llandyrnog
4. Mr. K. Norman, Namron, Llandyrnog
5. Mr. R. F. Harper, Tithe Barn, Llandyrnog
6. Mr. & Mrs. A.P. Sherriff, Nyth yr Hebog, Llandyrnog
7. Imogen Sherriff, Nyth yr Hebog, Llandyrnog (Petition)

Summary of planning based representations:

- i) Impact on the environment/open countryside
- ii) Highway and parking Issues
- iii) Impact on residential amenity/noise and disturbance
- iv) Principle of development

**EXPIRY DATE OF APPLICATION: 24/10/2005**

## **REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations
- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

## **PLANNING ASSESSMENT:**

### **THE PROPOSAL:**

1. The application site comprises Speddyd Farm located within the open countryside beyond the village of Llandyrnog. Speddyd is no longer a working farm and the majority of land owned by the applicant is currently leased out. The site is accessed via a narrow country lane bounded by mature hedgerows on both sides. There are no residential properties immediately adjoining the site with the closest property located approx. 160m away. There are several redundant buildings formerly used in connection with the farm.
2. This application relates to 2 existing redundant buildings. The proposal is for the conversion and alteration to the 9 bay unit into 2 no self contained rural business units each with a floor area of 275 sq metres, and conversion, alteration and extension to the 6 bay unit to provide 1 no. self contained with a total area of 735 sq metres. It is also proposed to provide associated parking and minor lane alignment improvement and reinstatement of hedgerow.

### **RELEVANT PLANNING HISTORY:**

3. **18/2003/1074/PF** Change of use of existing agricultural building to workshop for assembly of agricultural livestock transporters GRANTED 29<sup>th</sup> October, 2003

**18/2004/0788/PF** Conversion of existing stable block to offices, alterations to existing vehicular access and installation of new septic tank REFUSED 21<sup>st</sup> October, 2004

**18/2004/0789/PF** Change of use and alterations to outbuilding to industrial use and installation of new septic tank REFUSED 21<sup>st</sup> October, 2004

**18/2004/0790/PF** Erection of an agricultural workshop and installation of a new septic tank REFUSED 21<sup>st</sup> October, 2004

### **PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 6 - Development Control Requirements  
Policy ENV 1 - Protection of the natural environments  
Policy EMP 5 - Small scale employment development outside development boundaries  
Policy TRA 6 - Impact on new development on traffic generation

Government Guidance Planning Policy Wales (March 2002)

### **MAIN PLANNING CONSIDERATIONS:**

5.
  - i) Principle of the development
  - ii) Impact on residential amenity
  - iii) Impact on character of the area

- iv) Impact on highway safety
  - v) Nature conservation Issues
6. In relation to the main planning considerations:
- i) Principle of the development  
Policy EMP 5 allows small scale employment uses through conversion of existing buildings provided such buildings are structurally sound and capable of conversion; the scale and nature of the use is compatible with surrounding land uses and the character of the area; the use is confined to within the building and that external operations and storage do not adversely affect the landscape; and provided there is no adverse impact on nature conservation and the local highway network. The proposal is considered to comply with the aims of Policy EMP 5 subject to strict planning conditions to control the use and operations.
  - ii) Impact on residential amenity  
The buildings are divorced from neighbouring properties with a group of residential properties within and on the edge of the village of Llandyrnog located a minimum distance of approx 160m away. With suitable conditions to control hours of operation, lighting and adequate sound insulation of the buildings, the impact on residential amenity is considered acceptable.
  - iii) Impact on character of the area  
The proposal involves development primarily within the confines of the existing farm yard and buildings. This would ensure, together with suitable conditions, that there would be no material impact on the open countryside location from the site itself. The improvements to the lane would alter its character but are considered important to improve access. Replanting of roadside hedges would assist in retaining the rural character. Given the location and the narrow highway serving the development it is considered reasonable to restrict the use of the units to Use Class B1 which would allow light industrial uses. Class B2 general industrial uses on such a small scale rural site would be inappropriate. With suitable conditions there would be an acceptable impact on the character of the open countryside and surrounding area.
  - iv) Impact on highway safety  
The Head of Transport and Infrastructure has raised no objection to the proposal subject to the inclusion of conditions to ensure that highway improvements are carried out to the existing access and junction with the B5429 in addition to the lane being widened in accordance with the submitted details. All highway improvements involve land within the ownership of the applicant. It is proposed to provide 12 no car parking spaces within the site with ample turning and parking areas for staff and other associated vehicles. There would be no adverse impact on highway safety and it is considered that sufficient parking spaces have been provided.
  - v) Nature conservation Issues  
The proposal involves the removal of some hedgerow in two areas on the lane in order to widen it and it is proposed to replant further back from the carriageway. Subject to a detailed and appropriate landscaping plan this is considered acceptable. With regard to the comments made by CCW, the buildings concerned are modern portal framed agricultural buildings are not capable of accommodating species within its roof space. It would therefore be unreasonable to require an ecological survey.

#### **SUMMARY AND CONCLUSIONS:**

7. The principle of the development is considered acceptable and complies with Policy EMP 5. It is not considered that there would be any significant impact on residential amenity and visual amenities of the area or on highway safety or local wildlife.

#### **RECOMMENDATION - GRANT** subject to compliance with the following Conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, this permission relates to the use of the buildings for Class B1 purposes within the Town and Country Planning (Use Classes) Order 1987.
3. No machinery shall be operated, no assembly processes shall be carried out and no deliveries taken or dispatched from the site outside the following hours and days:  
0800 - 1800 hours Monday - Friday, 0800 - 1300 hours on Saturdays
4. No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage areas that have been approved in writing by the Local Planning Authority for this purpose.
5. Prior to the commencement of the development, written approval of the Local Planning Authority shall be obtained to the details of a scheme of insulation against noise emission from the buildings, and such scheme shall be implemented strictly in accordance with the approved details.
6. Full details of the layout and construction of the highway improvements shall be submitted to and approved in writing by the Local Planning Authority before any work commences on site.
7. The proposed highway improvements shall be completed in accordance with the approved details before any work commences on the remainder of the development.
8. The parking and servicing areas shall be laid out in accordance with the submitted plan and completed before any of the units are brought into use. Thereafter, the parking and servicing areas shall be retained solely for that purpose.
9. No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the [walls [and roof(s)]] of the development hereby permitted and no materials other than those approved shall be used.
10. No development shall take place until there has been submitted to, and approved 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;
  - (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.
11. 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, if they die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
12. No external lighting source shall be used on the application site unless otherwise agreed in writing by the Local Planning Authority.



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. To enable the Local Planning Authority to control the use in the interests of amenity.
3. To enable the Local Planning Authority to control the use in the interests of amenity.
4. In the interests of visual amenity.
5. To protect the amenities of the area.
6. To ensure that the highway improvements are constructed to a standard suitable for adoption in the interest of traffic safety.
7. To ensure that the road is capable of catering for the amount of traffic that is likely to be generated by the proposal.
8. To provide for the loading, unloading and parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
9. In the interests of visual amenity.
10. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
11. To ensure a satisfactory standard of development, in the interests of visual amenity.
12. In the interest of the character of the open countryside.

**NOTES TO APPLICANT:**

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 and 10. The Highway Authority advise that there will be a need for a Section 278 Agreement under the Highways Act to be entered into prior to the commencement of the development.

**ITEM NO:** 7

**WARD NO:** Prestatyn Central

**APPLICATION NO:** 43/2005/0876/ PS

**PROPOSAL:** Variation of Condition 3 of planning permission code no. 43/1997/0910/PO for development of 2ha of land by the erection of a foodstore with cafeteria, petrol filling station and associated development, seeking the further extension of the period within which development can commence, to 30/11/2007

**LOCATION:** Land At High Street Prestatyn

**APPLICANT:** Tesco Stores Ltd.

**CONSTRAINTS:** C1 Flood Zone  
Tidal Floodplain  
Listed Building  
Conservation Area  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. PRESTATYN TOWN COUNCIL  
"Object. Committee consider the plan has been on "hold" for too long and should be implemented without PFS or abandoned within three month period. Delays are seriously detrimental to economic well being of town".
2. WALES AND WEST UTILITIES (Gas)  
Draw attention to location of apparatus.
3. WELSH WATER  
Require further details.

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 09/09/2005****REASON FOR DELAY IN DECISION**

- Awaiting additional information from applicant

**PLANNING ASSESSMENT:****THE PROPOSAL:**

1. The proposal seeks to vary condition no. 3 on an outline planning permission granted in November 2000, to allow the period for commencement of development to be extended as detailed in the description. The site is an irregular shaped 2 ha area of land on the east side of High Street, containing a mix of commercial uses, vacant land and buildings, and adjacent highway land.

2. The outline application proposed the erection of a foodstore with cafeteria, petrol filling station and associated access, parking and servicing. Although in outline, siting and means of access were considered as part of the outline submission.
3. In granting outline planning permission, 12 no. conditions were imposed. The permission is subject to a S106 obligation requiring improvements to Church Lane and Gas Works Lane, provision and contributions to CCTV, provision of TIC, restoration of the listed station buildings, provision of car parking to allow linked town centre trips, tourism signage, and use of alternative access.
4. The application has been accompanied by a supporting letter indicating that there has not been any material change in circumstances. In addition, an updated retail statement has been submitted that concludes "the proposal will significantly benefit the town centre." Further comment on the retail issues is set out below.

**RELEVANT PLANNING HISTORY:**

5. 43/1997/0910/PO – Development of 2 hectares of land by erection of foodstore with cafeteria, petrol filling station, taxi kiosk and canopy, associated parking and servicing, and access improvements. GRANTED 30<sup>TH</sup> November 2000.  
43/2003/1360/PR – Details of design, external appearance, and landscaping of foodstore and PFS (reserved matters application). Submitted in November 2003. Decision pending.

**PLANNING POLICIES AND GUIDANCE:**

6. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

Policy STRAT 1 – General  
 Policy STRAT 5 – Design  
 Policy STRAT 6 – Location  
 Policy STRAT 7 – Environment  
 Policy STRAT 9 – Tourism  
 Policy STRAT 10 – Town Centres  
 Policy STRAT 11 – Regeneration  
 Policy STRAT 12 – General (transport)  
 Policy STRAT 13 – New Development  
 Policy STRAT 14 – Highways  
 Policy GEN 1 – Development within Development Boundaries  
 Policy GEN 6 – Development Control Requirements  
 Policy CON 1 – Setting of a Listed Building  
 Policy CON 5 – Development Within Conservation Areas  
 Policy CON 6 – Development adjacent to Conservation Areas  
 Policy ENP 4 – Foul and surface water drainage  
 Policy ENP 6 – Flooding  
 Policy RET 1 – Town and District Centres  
 Policy RET 3 – Food Supermarkets  
 Policy TRA 6 – Impact of New Development on Traffic Flows  
 Policy TRA 8 – Transport Requirements in New Developments  
 Policy TRA 9 – Parking and Servicing Provision

SPG 2 – Landscaping New Developments  
 SPG 8 – Access for All  
 SPG 13 – Conservation Areas  
 SPG 14 – Listed Buildings  
 SPG 21 – Parking

**GOVERNMENT GUIDANCE**

Planning Policy Wales (March 2002)

Technical Advice Note 4 (Wales) – Retailing and Town Centres (November 1996)  
Technical Advice Note (Wales) 12 – Design (2002)  
Technical Advice Note (Wales) 13 – Tourism (1997)  
Technical Advice Note (Wales) 15 – Development and Flood Risk (July 2004)  
Technical Advice Note (Wales) 18 – Transport (1998)

## **MAIN PLANNING CONSIDERATIONS:**

7.
  - i) Has there been any material change in circumstances since the grant of planning permission in 2000?
  - ii) Issue of delay raised by Town Council
8. In relation to the main planning consideration noted above:
  - i) **Material Changes in Circumstances affecting the principle of the development**

### **Principle**

The broad thrust of policies relevant to the site in 2000 has remained. At that time, the UDP was emerging but the policies carried some weight. Now with adoption, the relevant policies carry more weight, including the principal policies applicable to the site, Policies RET 1 and RET 3. The site is solely within the town centre boundary defined by Policy RET 1. In relation to Policy RET 3, the proposal continues to meet the criteria relating to character of the locality, traffic arrangements, access by choice of means of transport, and built heritage

In relation to retail issues, the proposal continues to reflect an acknowledged commitment and qualitative and quantitative need for food retail floor space in the catchment. The impact as evidenced by the submitted retail study suggests that most trade diversion would be from stores outside the Prestatyn primary catchment area; e.g. Sainsburys and Morrisons in Rhyl and Asda at Kinmel Bay, with 10% impact on turnover at Kwiksave in Prestatyn being the highest on any individual store. Overall the proposal would claw back trade from stores outside the catchment, some of which are on out of centre sites. The proposal meets the sequential test.

### **Highway and Transport Issues**

Highway and transport issues have not materially changed in the area in the intervening period. Separate details are being progressed in relation to access and highways to seek discharge of condition 11 on the outline planning permission and progression of approvals under S.278 of the Highways Act. This work includes a review of cycle and pedestrian access and safety audits of proposals thus far tabled.

### **Flood Risk and Drainage**

Since the 2000 permission, advice on flood risk has materially altered. The site is located within a Zone C1 as identified by development advice maps and thus subject to the tests within TAN 15 – Development in Flood Risk.

In terms of justification in Section 6 of TAN, the proposal would assist in regeneration and in implementing the strategy of the UDP and would also contribute to employment objectives. In addition the site is previously developed land. In terms of flooding consequences, the Environment Agency has acknowledged in relation to the adjacent site, that the submission of a Flood Consequence Assessment would not be of benefit. In this respect the proposal is considered acceptable in the context of flood risk.

With regard to drainage, I am not aware of any material changes to drainage capacity in the area since 2000. Drainage details are covered by condition no. 7 of the planning permission. This will allow the implementation of SUDS principles in the scheme.

ii) **Delays in Implementation of Project**

The concerns of the Town Council are understood and shared by the County Council. Delays in the bringing forward of the project have resulted from a number of factors, notably land assembly and CPO process, and attempts to negotiate with Somerfield. Recent developments indicate progress, including anticipated timetable for CPO process by the time of this Committee meeting, demolition of the frontage buildings, and continuing discussions between Tesco and Liberty-Somerfield. Members will be updated as necessary at the meeting. However, these delays do not offer planning reasons for withholding planning permission as the development remains acceptable.

**SUMMARY AND CONCLUSIONS:**

9. There has been no material change in circumstances that prevent the grant of an extended outline planning permission on this site.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development hereby permitted shall be begun before 30 November 2007, 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.

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

1. To comply with the Town and Country Planning Act.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 8

**WARD NO:** Prestatyn East

**APPLICATION NO:** 43/2005/1033/ PF

**PROPOSAL:** 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

**LOCATION:** Land at Nant Hall Road Prestatyn

**APPLICANT:** Somerfield Property Co./Liberty

**CONSTRAINTS:** C1 Flood Zone  
Tree Preservation Order  
Tidal Floodplain  
Public Footpath / Bridleway  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - Yes Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. PRESTATYN TOWN COUNCIL  
"No objection"
2. HEAD OF TRANSPORT AND INFRASTRUCTURE  
No reply
3. WELSH WATER  
No objection subject to conditions.
4. NETWORK RAIL  
No reply
5. CLWYD POWYS ARCHAEOLOGICAL TRUST  
Recommend archaeological contracted watching brief.
6. COUNTY ARCHAEOLOGIST  
Recommends pre-determination evaluation
7. BRITISH GAS  
No reply.
8. PUBLIC PROTECTION MANAGER  
No objections subject to control on hours of deliveries.
9. ENVIRONMENT AGENCY  
Given valid planning permission does not regard submission of FCA to be of benefit.
10. HEAD OF DEVELOPMENT SERVICES  
No reply.

11. SENIOR CONSERVATION OFFICER  
No objections.
12. LANDSCAPE ARCHITECT  
Concerned about impact of car park and need to reinforce landscaping.
13. PRESTATYN AND DISTRICT BUSINESS ASSOCIATION  
No reply.

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. Mrs Cunningham, Fat 7, Llys Bodnant, Nant Hall Road, Prestatyn
2. Mr R D Jones, Flat 12 Llys Bodnant, Nant Hall Road, Prestatyn

Summary of planning based representations:

- i) Letter 1 supports plans and roundabout but concerned about provision of bus stop as does not consider it necessary and may lead to gathering point.
- ii) Letter 2 concerned about capacity of Nant Hall Road for further traffic/buses and disturbance from construction.

**MEMBERS' COMMENTS:**

None.

**EXPIRY DATE OF APPLICATION: 18/10/2003**

**REASONS FOR DELAY IN DECISION:**

- additional information required from applicant (flood risk)

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. Full planning permission is sought for the redevelopment of a roughly rectangular site of around 3 ha to the north of Nant Hall Road. The proposal is for 5,200 sq.m (56,000 sq.ft) of retail floor space (gross), and a business centre of 1,400 sq.m (15,000 sq.ft).
2. The proposal indicates 4 no. retail units comprising 1 no. food store and 3 no. non-retail units. The food store would have floor space of 1,858 sq.m (gross) (20,000 sq.ft) – Unit C serving as a unit for a relocated Kwik Save store. The 3 no. non food units are intended for a range of non-food retail operators. The retail units would be grouped in an L shape running along the northern and eastern boundaries of the site with servicing to the rear.
3. The proposed business centre would be located towards the south-east corner of the site, nearest Nant Hall Road.
4. The development includes for 2 no. vehicular access points from Nant Hall Road with the existing Kwik Save access road providing a service access to the retail development and to the business centre with a new roundabout proposed at the junction of Glyn Avenue and at Nant Hall Road to provide access to the retail development. The new retail park access would lead to parking areas for 334 cars. A bus park and lay-by is shown within the site accessed from the new roundabout with egress from the existing service road.

5. The application has been accompanied by a design statement. It should be noted that the recent outline planning application for a very similar development (see below) was accompanied by a retail statement and transport assessment. With reference to these documents, the retail assessment concluded that there would be no conflict with planning policies, there would be insignificant trade diversion and impact on Prestatyn or any other town centre, the proposal would reinforce Prestatyn as a retail destination, claw back lost trade, and encourage linked trips.
6. The transport assessment indicated that in most cases the proposed development could be accommodated within the capacity of existing junctions. Two junctions which have been shown to have capacity problems would be improved with traffic signals proposed for the Nant Hall Road/High Street junction and a widening scheme for the Bridge Road/High Street junction. It is suggested that existing facilities exist to allow access to the development site by a range of modes of transport and the proposed development would enhance some of these facilities.
7. The site has a complex planning background. The application site (shown as Phase 1) now has the benefit of an outline planning permission ref: 43/2003/0341/PO (see details below) for food and non-food retail development and a business centre. This permission also extends to include an area shown as Phase 2 on the current application (although not included with this proposal). Phase 2 forms a large part of the site granted outline planning permission for Tesco in November 2000. The Tesco scheme, which also includes the Carousel Blinds and G K Evans sites, which are not part of this current application, is being moved forward by a Compulsory Purchase Order made in May 2004.

**RELEVANT PLANNING HISTORY:**

8. **43/1997/0910/PO** – Development of 2 hectares of land by the erection of a food store and petrol filling station (outline application) – GRANTED 30<sup>TH</sup> November 2000

**43/1997/0911/CA** – Demolition of buildings – GRANTED 30<sup>th</sup> November 2000

**43/2004/0341/PO** – Development of 4.1 hectares of land by erection of food and non-food retail units, post office, sorting office, business centre. GRANTED 19 May 2005, subject to 16 no. conditions and a Section 106 obligation.

**43/2003/1360/PR** – Details of foodstore under planning permission ref : 43/1997/0910/PO. Application pending.

**PLANNING POLICIES AND GUIDANCE:**

9. DENBIGHSHIRE COUNTY COUNCIL UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

Strategic Policies 1,5, 6, 7, 10, 11 and 13.

Policy GEN 1 – Development within development boundaries

Policy GEN 2 – Development of unannotated land

Policy GEN 6 – Development Control Requirements

Policy GEN 8 – Planning Obligations

Policy CON 6 – Development adjacent to Conservation Areas

Policy CON 11 – Areas of archaeological importance

Policy EMP 4 – Foul and surface water drainage

Policy EMP 6 – Flooding

Policy EMP 7 – Unstable land

Policy EMP 1 – Employment land



Policy EMP 4 – Employment development within development boundaries  
Policy EMP 10 – Protection of employment land/buildings  
Policy RET 1 – Town and District Centres  
Policy RET 3 – Food Supermarkets  
Policy RET 4 – Non food retail stores and warehouses  
Policy RET 7 – Fringe areas adjacent to town and district centres  
Policy TRA 6 – Impact of new development on traffic flows  
Policy TRA 8 – Transport requirements in major developments  
Policy TRA 9 – Parking and servicing provision

Supplementary Planning Guidance Notes No's 2, 8, 13, 14, 15.

Denbighshire Retail and Leisure Study

GOVERNMENT GUIDANCE  
Planning Policy Wales – March 2002  
TAN 4, 12, 15 & 18

Welsh Office Circulars 60/96 & 61/96 – Archaeology and Historic Buildings in Conservation Areas

#### **MAIN PLANNING CONSIDERATIONS:**

10.

- i) Principle of retail development in this location taking into account relevant planning policies and impact on Prestatyn town centre.
- ii) Loss of employment land and other employment issues
- iii) Accessibility by different modes of transport.
- iv) Acceptability of highway proposals.
- v) Parking and servicing provision.
- vi) Impact on residential amenity.
- vii) Impact on the conservation area and listed buildings.
- viii) Archaeological implications.
- ix) Ground conditions, drainage and flooding issues.
- x) Relationship to other proposals and CPO

#### **RETAIL PLANNING POLICY**

11. The proposal complies with the overall emphasis of retail planning policies at national and local level which seek to guide new retail development to within existing town centres. The majority of the application site lies within the defined town centre boundary in the UDP and thus Policies RET 1, RET 3, RET 4 and RET 7 of the UDP generally support the proposals. That part of the application site beyond the town centre boundary is dealt with below. The general area was identified in the Roger Tym Denbighshire Retail and Leisure Study as an area for retail development. The proposals comply with the sequential approach set out in both national and local policy and given that the majority of the site lies within the town centre there is no requirement to demonstrate need. In any event the food store element of the proposals equate to existing development in the form of the Kwik Save store. The non-food elements meet an identified need for non-food retail floor space in an acceptable town centre location.

#### **EMPLOYMENT AND REGENERATION ISSUES**

12. Part of the site (the north east corner comprising the former warehouse depot) is allocated in the UDP as employment land under Policy EMP 1. Policy EMP 10 seeks to protect employment land and buildings. Whilst the proposal involves the development of this allocation for retail purposes an equivalent area within the

development is shown for a business centre. The applicants have agreed to make provision for a Tourist Information Centre which would be secured by a Section 106 obligation. The scheme indicates the potential for 330 jobs (full and part time). Overall the scheme is adjudged to have positive employment and regeneration benefits.

#### **ACCESSIBILITY**

13. The location of the site within and adjacent to the town centre allows access to the development by means other than private car including rail, bus, taxi, by cycle and on foot. The development itself includes for a bus stop off Nant Hall Road. It is considered that the proposals satisfy planning policy requirements for access by alternative means of transport.

#### **ACCEPTABILITY OF HIGHWAY PROPOSALS**

14. The transport assessment considers the acceptability and capacity of the existing highway network to serve the development. It recommends improvements to 2 no. junctions with provision of traffic lights at the Nant Hall Road/High Street junction and improvements to the Bridge Road/High Street junction. These measures together with the provision of a new roundabout on Nant Hall Road are considered acceptable in principle and there is no objection to the overall proposals by the Head of Transport and Infrastructure. Further details will be required but these can be safeguarded by conditions. Nant Hall Road is considered suitable to serve the development, including bus services, notwithstanding the comments of the neighbour.

#### **PARKING AND SERVICING PROVISION**

15. The proposal for 334 parking spaces is below the maximum parking requirement set out in the Councils SPG – Parking Requirements in New Developments which would require 345 spaces. The standard is a maximum requirement and the location and type of development needs to be taken into account. In this instance the site is well served by other modes of transport and as a town centre sustainable location would be likely to generate a lesser car parking generation than out of centre development. Parking provision is acceptable.
16. Servicing provision for the retail development and business centre is shown separate from customer access points. Whilst the service road makes use of the existing access which is adjacent to residential development the existing Kwik Save store and warehouse site are served solely from this existing access and subject to controls over delivery times is not considered that the proposals would result in increased noise and disturbance for adjacent residents.

#### **IMPACT ON RESIDENTIAL AMENITY**

17. The development would lie adjacent to existing residential development on Bodnant Park estate and Nant Hall Road. However, the site is already commercially developed and whilst traffic movements would increase, the overall impact in an area close to the town centre would be unlikely to be significantly detrimental. The concerns raised by the neighbour in relation to the bus stop are not considered to be a significant issue, given the separation of the bus stop from nearby dwellings.

#### **IMPACT ON THE CONSERVATION AREA**

18. The Conservation Area lies to the west of the development site and there would be no significant impact on views into the Conservation Area.

#### **ARCHAEOLOGY**

19. The application site includes land which has been identified as being of archaeological sensitivity given historic deposits found on nearby land.

Archaeological work has already been carried out on the Tesco site and this has not revealed any significant finds. Whilst a pre-determination archaeological evaluation has been requested the applicant considers that a condition requiring an archaeological programme of work would be sufficient. Given the lack of previous finds and archaeological works already carried out it is considered that a condition would be acceptable to deal with the archaeological issues.

#### **GROUND CONDITIONS, DRAINAGE AND FLOODING ISSUES**

20. Concerns have been raised in relation to previous development about ground conditions in the area. The applicants have been made aware of ground conditions. In addition a condition is recommended requiring site investigation which combined with building regulation controls would ensure that the development took into account the nature of the ground.
21. The proposal indicates foul and surface water drainage to be dealt with by tapping into the existing mains drainage system. There are some concerns from Welsh Water and the Environment Agency about connecting surface water into mains drainage. It is recommended that a condition be imposed to require surface water regulation as part of the development.
22. The site lies within the indicative tidal flood plain for Prestatyn (Zone C1). However, the site is already developed, is brown field, and is some distance from the sea defences. The Environment Agency does not object given the non-residential nature of the development. In view of the above circumstances the proposal is considered acceptable in the context of flood risk.

#### **RELATIONSHIP TO OTHER PROPOSALS AND THE COMPULSORY PURCHASE ORDER**

23. The site (Phase 1) is not subject to the compulsory purchase order (CPO). Phase 2 (not part of this application) is subject to the CPO. Whilst discussions have taken place between the applicants and Tesco there does not appear at this stage to be a mutually acceptable position. The Council have resolved to use CPO powers to ensure land assembly to facilitate the Tesco development and redevelopment of Prestatyn High Street bringing the land back into beneficial use. This would not prevent the rival developers from agreeing a combined scheme either during or after the CPO process concludes. This combined scheme could either be similar to the current application or an alternative scheme.

#### **PLANNING OBLIGATION**

24. For the reasons stated above it is considered that the principle of development is acceptable. However, certain matters relating to the development will need to be secured through an obligation under Section 106 of the Town and Country Planning Act 1990 which the applicants have agreed to enter into. 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.

## **SUMMARY AND CONCLUSIONS:**

25. It is recommended that the proposals be supported in that they comply with retail planning policy, would not materially impact on employment policies, and would be acceptable in terms of accessibility and highway access. The recommendation is subject to the applicants first entering into an obligation under Section 106 of the Town and Country Planning Act covering the matters set out in paragraph 24 above. A number of planning conditions are also recommended.

## **RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All existing accesses to the site which are capable of use by vehicles shall be closed immediately the junction between the proposed access road and the highway has been constructed to the standard agreed pursuant to other conditions of this permission. Prior to the closure taking place details of the method of closure shall be submitted to and agreed in writing with the Local Planning Authority.
3. 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
4. No development shall take place until the applicant(s), their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority
5. No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the building(s) is(are) first occupied.
6. No development shall take place until there has been submitted to, and approved 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;
  - (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.
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 completion 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 replaced in the next planting season with others of similar size and species.
8. The development hereby permitted shall not be brought into use until space, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, has been laid out within the site for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward direction; these areas shall not thereafter be used for any purpose other than the parking or turning of vehicles.
9. Measures shall be incorporated within the construction of the foundations of the buildings, roads, footways, parking areas and services, to reflect ground conditions and any ground water in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such measures shall be fully implemented during the development.
10. The highway alterations, details of which shall be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of the development, shall be carried out, substantially completed and be available for use in accordance with the approved plans prior to the commencement of use of any retail floorspace. Such details shall include the layout, design, surfacing, means of construction, drainage, lighting, signing, roadmarkings and traffic calming for the carriageways, roundabouts, footways, cycleways and crossings.

11. Prior to the commencement of any of the development hereby permitted a phasing programme and methodology for the carrying out of construction works including off-site highway works and routing of construction traffic shall be submitted to and approved in writing with the Local Planning Authority.

12. Provision shall be made for cycle parking within the development prior to the commencement use of any retail floorspace in accordance with details to be submitted to and agreed by the Local Planning Authority.

13. The bus lane and bus stop within the development site shall be provided prior to the commencement of use of any retail floorspace, in accordance with details to be submitted to and agreed by the Local Planning Authority.

14. Prior to the commencement of use of any retail floorspace, details of the times of delivery to the retail development shall be submitted to and agreed in writing by the Local Planning Authority and the approved delivery times shall be adhered to unless otherwise agreed in writing by the Local Planning Authority.

15. The retail units hereby permitted shall not be sub-divided and shall not exceed the following floorspace, unless otherwise agreed in writing:-

Food retail unit (Unit C) - 1858 sq.m in total

Non food retail units (Units A, B, and D) - 3342 sq.m in total

16. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented and completed before any development commences.

17. Provision shall be made for an unfettered pedestrian link to Phase 1 of the overall development site prior to the commencement of trading from Unit A, in accordance with details to be submitted to and approved in writing by the local planning authority.

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 highway safety.
3. To ensure suitable access for the disabled to the building.
4. In the interests of archaeological investigation and recording.
5. To ensure satisfactory drainage of the site and to avoid flooding.
6. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
7. To ensure a satisfactory standard of development, in the interests of visual amenity.
8. In the interests of amenity and highway safety by ensuring that adequate space is available for all vehicles visiting the property to park and turn clear of the highway.
9. In order to ensure that the development takes into account ground conditions.
10. To ensure a safe means of access to the development.
11. In the interests highway safety and amenity.
12. To facilitate access by a range of transport modes.
13. To facilitate access by a range of transport modes.
14. In the interests of highway safety and amenity.
15. To ensure that the development complements and does not detract from the vitality and viability of Prestatyn Town Centre.
16. To ensure that the extent of contamination is established and that adequate steps are

to be taken to deal with the contamination.

17. To ensure an element of integration between Phase 1 and 2 in the interest of the regeneration of the town centre.

**NOTES TO APPLICANT:**

The Environment Agency strongly recommends that all practical mitigation measures are incorporated within the development e.g. SUDS principles implemented prior to the construction of any impermeable areas. Also flood proof construction techniques should be incorporated into the design of the buildings. Further information on this can be found on the ODPM website, [odpm.gov.uk](http://odpm.gov.uk).

You should also be aware that any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will not normally be granted except for access crossings.

**ITEM NO:** 9

**WARD NO:** Prestatyn Central

**APPLICATION NO:** 43/2005/1054/ PF

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

**LOCATION:** 2 Stoneby Drive Prestatyn

**APPLICANT:** Mr & Mrs J Challinor

**CONSTRAINTS:** Previous Mining Area  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

6. PRESTATYN TOWN COUNCIL  
"No objection".

**RESPONSE TO PUBLICITY:**

Letters received from:-

1. Mrs. B. Haudley & Mr. F.R. Haudley, 3, Stoneby Drive, Prestatyn
2. R. Knowles, 47, Plas Uchaf Avenue, Prestatyn
3. Mrs. E. Owen, 32, Fforddlas, Prestatyn
4. Mrs. Susan Fearnley, 5, Stoneby Drive, Prestatyn

Summary of planning based representations:-

- i) Concern over size, scale of extension
- ii) Concern over loss of openness of road.

**EXPIRY DATE OF APPLICATION: 20/10/2005**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

**PLANNING ASSESSMENT:****THE PROPOSAL:**

1. The application site is located on the northerly corner of the junction of Stoneby Drive and Plas Uchaf Avenue in upper Prestatyn. The square shaped plot of some 900sq.m. contains a detached two storey dwelling which fronts onto Stoneby Drive. The dwelling has a steep pitched roof design and has small single storey pitched and flat roofed sections to its north including a small garage.
2. The dwelling itself sits at a slightly lower level than Stoneby Drive with the land generally sloping in a westerly direction such that those dwellings on Plas Uchaf Avenue, to the west, sit at a lower land level. To the east are detached dwellings on Stoneby Drive at a higher level than the site, whilst to the north are dwellings on

Fforddlas again following the general topography of the area.

3. Permission is sought to erect a two storey pitched roof extensions to the side of the dwelling effectively replacing the existing single storey elements and garage to the north east side of the property. The extensions will incorporate a two storey element linking the existing with a matching gable ended extension. This gable ended section would front onto Stoneby Drive and incorporate a garage at ground floor level. Effectively the new two storey extensions would project to the extent of the existing elements up to the north-east boundary being set in from that boundary by some 1m. All materials would match the existing including timber features beneath the eaves.
4. Councillors Neville Hugh Jones and Peter Duffy have requested this application be presented to Planning Committee due to a degree of local concern over the size and scale of the extensions.

**RELEVANT PLANNING HISTORY:**

5. None.

**PLANNING POLICIES AND GUIDANCE:**

6. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)
  - Policy HSG 12 - Extensions
  - Policy GEN 6 - Development Control requirements
  
  - SPG 1 - Extensions

Government Guidance  
Planning Policy Wales, March 2002

**MAIN PLANNING CONSIDERATIONS:**

7.
  - i) Impact on residential amenity.
  - ii) Impact on visual amenity.
8.
  - i) Residential properties in this general area are characterised by their large, detached nature being set within relatively spacious plots. The application premises enjoys a corner plot with a large rear garden area. The proposed extensions to the dwelling, whilst of two storey design, would effectively sit on the footprint of existing single storey elements to the north-east of the frontage. The extensions would not, therefore, be projecting significantly closer to any nearby existing dwellings. There would be a minimum of 15m between the new north side wall of the extension and the rear of No. 32 Fforddlas to the north. There would be some 18m between the new rear wall of the extension and the side of No. 47 Plas Uchaf Avenue to the west. There would be some 24m between the new front wall of the extension and No. 3 Stoneby Drive on the opposite side of, and at a higher level than, the application side. As such the proposal adheres to the minimum spacing guidance for dwellings as set out within the Supplementary Guidance. It is acknowledged that the height and mass of the proposed extensions would contribute to a change in the overall roofscape on this site. However, given the difference in levels on the opposite side of Stoneby Drive and the fact that the new extension height would be lower than the ridge line of the existing dwelling, it is not considered this would significantly impact upon nearby



residential amenity.

- ii) The size, scale and design of the proposed extension will create a more symmetrical frontage to the building and whilst impacting upon the street scene would not cause significant harm to it. The detailing proposed and use of matching materials would serve to blend the extension in well with the existing property and would not cause any significant detriment to the visual amenities of the area.

**SUMMARY AND CONCLUSIONS:**

9. The proposed extensions to the dwelling meet the relevant policy criteria and guidance causing no significant detriment to nearby residential amenity or the visual amenity of a part of Prestatyn characterised by large dwellings and differing levels.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the north-east elevation of the extension hereby permitted at first, floor level, unless otherwise agreed in writing by the Local Planning Authority.

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. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity

**NOTES TO APPLICANT:**

None

**ITEM NO:** 10

**WARD NO:** Prestatyn East

**APPLICATION NO:** 43/2005/1117/ PF

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

**LOCATION:** Land at (part garden of) 1 Bosworth Grove Prestatyn

**APPLICANT:** Mr A Dean

**CONSTRAINTS:** Previous Mining Area  
Midnant Aquifer zone  
Article 4 Direction

**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. PRESTATYN TOWN COUNCIL  
Awaiting response
2. HEAD OF TRANSPORT AND INFRASTRUCTURE  
No objection subject to inclusion of conditions
3. WELSH WATER  
Awaiting response

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. H McKenna, 5 Aberconway Road, Prestatyn

Summary of planning based representations

- i) Loss of privacy and overlooking
- ii) Loss of light in rear garden
- iii) Scale of building out of keeping with the surrounding area

**EXPIRY DATE OF APPLICATION:** 16/11/2005

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

**PLANNING ASSESSMENT:****THE PROPOSAL:**

1. The application site is located within the defined settlement limits of Prestatyn and comprises the side garden of 1 Bosworth Grove. The plot measures approximately 16m wide and 23m deep and fronts onto Bosworth Grove. The rear boundary of the site abutts 8A Tudor Avenue and the side boundary abutts 5 Aberconway Road. The plot is maintained as a garden area and has shrubs along its boundaries.

2. This application is a full planning application for the development of 0.03ha of land by the erection of 1 no. two storey dwelling and construction of new vehicular/pedestrian access. This is an amended application following the grant of planning permission in April 2005 with a revised siting of the dwelling proposed in order to provide an alternative position for the access to that previously approved. There are some minor alterations proposed to the dwelling.

**RELEVANT PLANNING HISTORY:**

3. 43/2004/0595/PO – Development of 0.03ha of land by the erection of 1 dwelling and construction of new vehicular access (Outline application) GRANTED 1st September, 2004

43/2004/1632/PF – Erection of dwelling house and construction of new vehicular access GRANTED 20<sup>th</sup> April, 2005

**PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE COUNTY COUNCIL UNITARY DEVELOPMENT PLAN (Adopted 3rd July 2002)  
Policy HSG2 – Housing Development  
Policy GEN6 – Development Control Requirements

Supplementary Planning Guidance 1 – Standards for New Residential Developments

GOVERNMENT GUIDANCE  
Planning Policy (Wales) March 2002

**MAIN PLANNING CONSIDERATIONS:**

5.
  - i) Principle of the development
  - ii) Impact on residential amenity
  - iii) Impact on visual amenity
  - iv) Impact on Highway safety
6. In relation to the main planning considerations identified at paragraph 5 above:
  - i) The application site lies within the defined settlement limits of Prestatyn where development is permitted provided it meets with the requirements of all other relevant policies in the UDP. Full planning permission has been previously granted on this site and therefore the principle of residential development has been established.
  - ii) Concerns have been raised by the neighbour at 5 Aberconwy Road with regard to overlooking and loss of light. The side elevation of the proposed dwelling faces the rear elevation of this property and would be located approx. 20m away from its rear elevation. There would be 2 small windows located in this side elevation, a first floor window and one within the roof space both to serve an en-suite and therefore obscurely glazed. The rear elevation of the proposed dwelling would be located 10m from the side boundary of 8A Tudor Avenue. The proposed dwelling is two storey with first floor rear windows proposed to serve a bedroom, bathroom and study. The rear garden distance of 10m given in the Council's Supplementary Planning Guidance has been achieved and therefore the location of the windows is considered acceptable. It is also proposed to utilise the roof space of the dwelling, and the use of velux rooflights is considered acceptable on the rear

elevation without adversely impacting upon the amenities of neighbouring properties. The property at 1, Bosworth Grove will be provided with sufficient amenity space as will the future occupiers of the proposed dwelling. Off street parking for 3 no. cars will be provided within the site and will not affect the off street parking facilities of the residents at 1, Bosworth Grove.

- iii) The scale and design of the property has been modelled on the dwelling at 1, Bosworth Grove which is a detached 2 storey property constructed of brown brick with a half hipped brown tiled roof. The proposed dwelling has also been designed with a half hipped roof and at the same ridge height as the adjoining dwelling. All windows are located at ground and first floor level with only a small window in the side elevations at roof space level with rooflights provided on the rear elevation. The size, scale and design of the proposed dwelling is considered acceptable and in keeping with the character of the surrounding area. With the imposition of conditions to control the external materials, it is not considered that there would be any adverse impact on the visual amenities of the area.
- iv) The vehicular access and parking space provided is considered acceptable and Highways have raised no objection subject to the inclusion of conditions to ensure a satisfactory standard of access is constructed and parking areas retained. It is not considered that there would be any adverse impact on highway safety.

**SUMMARY AND CONCLUSIONS:**

- 7. The principle of residential development is considered acceptable
- 8. There would be no adverse impact on residential amenity
- 9. There would be no adverse impact on visual amenity
- 10. There would be no adverse impact on highway safety

**RECOMMENDATION: GRANT-** subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2. No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the [walls [and roof(s)]] of the development hereby permitted and no materials other than those approved shall be used.
- 3. No development shall take place until there has been submitted to, and approved 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;
  - (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.
- 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 the completion 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 replaced in the next planting season with others of similar size and species.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the dwelling hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

6. Notwithstanding the provisions of Classes A, B, C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without further grant of planning permission of the Local Planning Authority.

7. Full details of the vehicular footway crossing shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any site works and the access shall be completed in accordance with the approved plans before it is brought into use.

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

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. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
4. To ensure a satisfactory standard of development, in the interests of visual amenity.
5. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity
6. In the interests of residential and/or visual amenity.
7. In the interest of free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
8. To provide for the parking of vehicles clear of the highway.

#### **NOTES TO APPLICANT:**

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 and 10. Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991). Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway / verge under Section 184 of the Highways Act 1980.

**ITEM NO:** 11

**WARD NO:** Rhuddlan

**APPLICATION NO:** 44/2005/0655/ PF

**PROPOSAL:** 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

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

**APPLICANT:** H.T.M. Business Park

**CONSTRAINTS:** C1 Flood Zone  
Fluvial Floodplain

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - Yes Neighbour letters - Yes

**CONSULTATION RESPONSES:**

7. RHUDDLAN TOWN COUNCIL  
"Recommend permission but Council are very concerned at proposal to create a further access on busy road with speeding traffic." (Initial response) Awaiting response on amended plans.
8. HEAD OF TRANSPORT AND INFRASTRUCTURE  
Awaiting response on amended plans.
9. LANDSCAPE ARCHITECT  
Replacement planting scheme for visibility splay needs amending to include ash and sycamore. Additional screening required in other parts of the site.
10. ENVIRONMENT AGENCY  
No reply but has not objected to previous similar proposals.

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. J. Ewart, Brooklands, Abergele Road, Rhuddlan
2. Mr. C.N. Webster & Mrs. B.E. Jones, Rockies, Abergele Road, Rhuddlan
3. Timothy Morgan, Plas Newydd, Abergele Road, Rhuddlan
4. Ruthann Howard, Hafan, Abergele Road, Rhuddlan
5. Mr & Mrs Lewis, Alfra, Abergele Road, Rhuddlan

Summary of planning based representations:

- i) Position of access will cause increased noise and disturbance for properties opposite.
- ii) Traffic speeds on Abergele Road often exceed 40 mph speed limit. Any new accesses would increase risk of accidents.
- iii) Conflict with turning movements into and out of residential properties opposite.
- iv) Access to the site is likely to be 24 hours per day due to nature of storage units.

**EXPIRY DATE OF APPLICATION: 20/07/2005**

**REASONS FOR DELAY IN DECISION:**

- additional information and revised plans required from applicant
- reconsultation required on revised plans

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The application proposes the use of 1 ha of land for the siting of storage containers; provision of small builders yards; and provision of open storage for touring caravans and similar vehicles. The application also involves the formation of a new access onto the A547 Abergele Road, approximately half way along the frontage between Pont Robin and the western end of the field upon which the proposed use is to take place.
2. The application follows on from the grant of planning permission in May 2004 for provision of storage containers on a rectangular area in the north east corner of the subject field. This current proposal involves a revised layout to the area subject to the previous application, provision of storage containers with associated yard to the north western end of the site, and formation of a storage area to the south west of the containers behind a landscaped bank. The current proposal would result in around 140 storage containers in total.
3. The previous permission relied on access via the HTM Business Park. This current proposal indicates 3 potential access points. Firstly, via the existing business park across a bridge which spans Pont Robin; secondly via an access which has been formed adjacent to the access to Lowlands; and thirdly via new access to the centre of the site frontage as explained above.
4. The application is partly retrospective in that storage containers and compounds have been laid out as indicated, external storage of caravans is taking place behind the grass bank, and some landscaping has taken place. The accesses are via the business park and Lowlands are currently being used by businesses operating from the site.
5. The proposed main access to the site has not yet been formed and the application indicates that this would not be implemented until such time that a new hedgerow to be provided behind the visibility splay has established. The existing hedge along the site frontage with Abergele Road would be removed on the formation of the main access.

**RELEVANT PLANNING HISTORY:**

6. **44/1998/0515/PF** – Renewal of application comprising industrial estate and new vehicular access (the overall site) Resolution to GRANT October 2001 subject to a Section 106 obligation. Section 106 obligation not completed.

**44/2002/0783/PF** – Continuation of use of land for Class B8 storage/ parking area incorporating construction of bridge link to existing business park (partly retrospective). GRANTED 6<sup>th</sup> January 2003

**44/2004/0318/PF** – Expansion of existing HTM business park to provide additional container storage facilities. GRANTED 21<sup>st</sup> May 2004

## **PLANNING POLICIES AND GUIDANCE:**

7. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)
  - Policy GEN 6 – Development Control Requirements
  - Policy EMP 6 – Flooding
  - Policy EMP 2 – Main Employment Area
  - Policy TRA 6 – Impact of Development on Traffic Flows

## **GOVERNMENT GUIDANCE**

Planning Policy Wales (March) 2002  
TAN 15 – Development and Flood Risk July 2004  
TAN 18 - Transport

## **MAIN PLANNING CONSIDERATIONS:**

8.
  - i) Principle of development
  - ii) Impact on visual amenity
  - iii) Impact on residential amenity
  - iv) Impact on highway safety
  - v) Flooding issues
9. In relation to the main planning considerations outlined in paragraph 8:
  - i) Principle

The site is part of a larger area defined in the UDP as a main employment area where B1, B2 and B8 uses are permitted. As a B8 use, the proposal is acceptable in principle but subject to an assessment of the specific impacts as set out by criteria (a) to (d) of Policy EMP 2.

The proposal to develop the overall site last subject to a resolution to grant in 2001 but still awaiting completion of a Section 106 obligation will involve a higher quality more permanent development of the site with an access in a similar position to that now proposed. The nature of the use now proposed could be seen to prejudice the implementation of development of the overall site. However, this can be combated by the imposition of a condition requiring the cessation of the use to be consistent with the most recent planning application on the overall site (44/2004/0318/PF) resulting in a temporary permission only.
  - ii) Visual Impact

The site is level and currently has benefit of hedgerow screening to the majority of the Abergele Road boundary and the western boundary of the field. Negotiations have resulted in a comprehensive landscaping scheme including planting to the 2 metre high bank surrounding the storage uses, provision of a new hedgerow behind the proposed visibility splays to the new central access point and some further tree planting within the site. Some of this planting has already taken place. Given the landscaping proposals and subject to the new access point not being formed until the new hedgerow is properly established, the visual impact of the development for a temporary period would be acceptable.
  - iii) Impact on residential amenity

The storage units and the open storage areas are set back a minimum of 65 metres from Abergele Road, the applicant's property, Lowlands being the nearest dwelling. The impact of the storage use itself would not be significant in terms of disturbance and activity on the properties on the opposite side of



Abergele Road.

The formation of the new access will lead to increased traffic movements and disturbance to those properties immediately opposite the access point but given the existing use of Abergele Road and the planning history of the site which has indicated a similar point for the access for over 10 years, this particular impact is not considered sufficient to justify refusal.

iv) Highway Impact

The proposed new access has been designed to accord with highway requirements and would allow for the introduction of a right turn lane when further development comes forward on the overall site. The access provides visibility splays (4.5 metres by 120 metres), radii curbs and detailed design to accord with an access for the type of development proposed onto an A classified road with a 40 mph speed limit. (TAN 18)

The access that has been formed adjacent to the Lowlands access is not satisfactory for permanent use given its substandard radii and proximity to the existing access to Lowlands. However, it is considered acceptable for use in the short term and until such time as the main access is formed upon establishment of the hedgerow behind the visibility splays.

Adequate space exists within the site for turning, manoeuvring and parking of vehicles visiting the storage unit areas and compounds.

v) Flooding

The site is located within a flood risk Zone C1 as defined by TAN 15. The proposal meets the test within paragraph 6 of TAN 15 relating to justification of the development as it is an allocated employment site and thus part of a Local Authority Strategy. It is predominantly previously developed. The storage use is less vulnerable development.

**SUMMARY AND CONCLUSIONS:**

10. The principle of the development is considered acceptable subject to a temporary permission. The detailed impacts have been assessed against Policies EMP 2 and GEN 6 and are considered acceptable subject to conditions controlling landscaping and the timing of the provision of the new access.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 May 2009 or upon implementation of any planning permission to develop the site under ref: 44/515/98/PF whichever is the sooner.
2. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the current planting season, i.e. by the 30th April 2006 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 others of similar size and species.
3. The proposed new vehicular access indicated on Drawing No. 1576/1/JUL/02 shall not be constructed until such time as written notice is served by the Local Planning Authority on the applicant(s) or their successors in title. Upon receipt of such notice the new vehicular access shall be completed and available for use within 6 months, in accordance with details of layout, design, siting, drainage and construction agreed in writing by the Local Planning Authority.
4. The existing vehicular access adjacent to Lowlands shall be closed off immediately

the junction between the proposed access road and highway has been constructed in accordance with Condition No. 3. Prior to closure taking place details of the method of closure shall be submitted to and agreed in writing by the Local Planning Authority.

5. The storage containers hereby permitted shall be coloured dark green (BS12B27) or such other colour as may be agreed first in writing by the Local Planning Authority.

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

1. To enable the Local Planning Authority to monitor the impact of the use and so as not to prejudice the development of the overall employment site.
2. To ensure a satisfactory standard of development, in the interests of visual amenity.
3. In the interest of visual amenity and highway safety.
4. In the interests of highway safety.
5. In the interests of visual amenity

**NOTES TO APPLICANT:**

None

<b>ITEM NO:</b>	12
<b>WARD NO:</b>	Rhyl East
<b>APPLICATION NO:</b>	45/2005/0445/ PO
<b>PROPOSAL:</b>	Demolition of existing dwelling and development of land by the erection of 17 No. apartments with associated vehicular and pedestrian access (outline application)
<b>LOCATION:</b>	Land at Tarleton Street Rhyl
<b>APPLICANT:</b>	Mr & Mrs England
<b>CONSTRAINTS:</b>	Article 4 Direction
<b>PUBLICITY UNDERTAKEN:</b>	Site Notice - Yes Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. RHYL TOWN COUNCIL  
"Object – the proposal would represent over development of the site; Tarleton Street is of insufficient dimensions to cope with further traffic and particularly heavy plant required for construction and loss of amenity to adjoining residents."
2. HEAD OF TRANSPORT & INFRASTRUCTURE  
Awaiting response
3. WELSH WATER  
No objection subject to inclusion of conditions
4. CHIEF FIRE OFFICER  
Awaiting response.

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. K. C. Johnson, 7, Russell Gardens, Rhyl
2. Mr. & Mrs. Angell, 35, East Parade, Rhyl (2 letters)
3. J. Cardwell, 10, The Lawn, Rhyl
4. Mr. & Mrs. R. H. Evans, Grafton Lodge, 21, Fairfield Avenue, Rhyl
5. Mrs. J. Moseley, 11, Fairfield Avenue, Rhyl
6. J. E. Evans, Coed-Mor, 15, Fairfield Avenue, Rhyl
7. Mrs. B. Smith, 9, The Lawn, Rhyl
8. Mr. P.E. Jones & Mrs. C.M. Lockwood-Jones, 9, Fairfield Avenue
9. J. Little & S. L. Chesterfield, 3, Russell Gardens, Rhyl
10. J. S. & J. Large, The Coach House, Tarleton Street, Rhyl
11. M & B Earnshaw- 6 Russell Gardens, Rhyl
12. Mrs. J. Street, 6, Glendower Court, East Parade, Rhyl

Summary of planning based representations:

- i) Impact on privacy, loss of light and overshadowing
- ii) Loss of trees
- iii) Impact on wildlife
- iv) Impact on traffic flow and car parking – highway safety

**EXPIRY DATE OF APPLICATION: 13/06/2005**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations
- delay in receipt of key consultation response(s)
- protracted negotiations resulting in amended plans

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. It was agreed at the October meeting to defer this application to allow reassessment of the highway implications, to allow the Highways Officer to provide formal observations and for consultation with the fire service on the access arrangements to the adjacent home and the site itself. A full and formal response has now been received from Highways.
2. The application site comprises a former bowling green located adjacent to a single storey detached dwelling located off Tarleton Street within the defined settlement limits of Rhyl. The site as a whole comprises 0.19 hectares bounded to the front and rear by traditional stone walls with some trees located as part of the front boundary and young trees and shrubs to the rear boundary. Tarleton Street is a narrow road with unrestricted parking, on-street parking resulting in only single lane traffic being able to pass.
3. Tarleton Street itself only has 1 no. dwelling, The Coach House, which actually fronts onto the street, all other properties which are located on Fairfield Avenue and Russell Gardens, having backs or sides onto the street. However, many of these properties have detached garages and vehicular access points off Tarleton Street. St David's Residential Home fronts onto East Parade but backs onto the north west side boundary of the site, with properties on Russell Gardens located to the south east side boundary and properties on The Lawn and Olinda Street to the rear boundary. The properties comprise a mixture of two storey and three storey properties, many of Victorian and Edwardian style, with further accommodation either at basement level or within the roof space.
4. This is an outline application but with siting and means of access to be considered as part of the application. A total of 17 no. apartments would be provided within a 3 storey property with the means of access to be located off Tarleton Street with 2 no. apartments constructed over the access way. The property would be split into 4 blocks constructed with a link in between each one. To the rear of the apartments would be off street parking providing a total of 26 no. spaces along with drying area and bin store with landscaped amenity space.

**RELEVANT PLANNING HISTORY:**

4. None

**PLANNING POLICIES AND GUIDANCE:**

5. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (Adopted 3<sup>rd</sup> July, 2002)
  - Policy GEN 6 Development Control Requirements
  - Policy HSG 2 Housing Development in Main Centres
  - Policy HSG 10 Affordable Housing within Development Boundaries
  - Policy REC 2 Amenity and recreational open space requirements in new developments
  - Policy TRA 6 Impact of new development on traffic flows
  - Policy TRA 9 Parking and Servicing provision

SPG 4 – Open Space Requirements in New Developments  
SPG 21: Parking Requirements in New Developments  
SPG 22: Affordable Housing

GOVERNMENT GUIDANCE  
Planning Policy Wales (March 2002)  
TAN 12: Design  
TAN 18: Transport

**MAIN PLANNING CONSIDERATIONS:**

6.
  - i) Principle of development
  - ii) Impact on residential amenity
  - iii) Impact on visual amenity/street scene
  - iv) Highways/Parking
  - v) Affordable Housing
  - vi) Open Space
  
7. In relation to the main considerations:
  - i) The principle of residential development within the development boundary of the town would be acceptable in principle provided the proposal complies with all other relevant policies in the UDP. The bowling green has no specific protection under UDP policies and is not currently in use. It appears to have been formerly connected with St David's.
  
  - ii) The site directly abuts residential properties on Russell Gardens which would be located to the side elevation of the apartments with properties on The Lawn and Olinda Street to the rear boundary. From the rear elevation of the apartments to the rear boundary would be a distance of some 26m (exceeding the 21m back to back distance normally sought as a minimum) and therefore there would be an acceptable impact on these properties. The properties adjacent on Russell Gardens are located in the corner of the cul de sac with rear elevation facing the site. However, due to the position of the dwellings (no's 6 and 7) all main habitable room windows are located fronting Russell Gardens or in the case of no 7, onto Tarleton Street itself. No. 7 has some ground floor windows along its elevation adjoining the application site. However, with a distance of 7.5m achieved from the siting of the apartment block and with careful design and consideration to location of windows there would be no unacceptable impact on this property or its neighbour at no 6 Russell Gardens. All other properties on Fairfield Avenue are located on the other side of the road with acceptable distances from the site. The apartments would be provided with off street car parking facilities, bin storage and drying area along with a landscaped amenity area to the rear and therefore it is considered that an acceptable level of amenity would be afforded to future occupiers.
  
  - iii) Within the locality there is a wide mix of house types and a suitably designed 3 storey development would not cause a significant impact on the character of the area. There would be no adverse impact on the visual amenities of the street scene. The proposal would not result in over development of the site.
  
  - iv) The Head of Transport and Infrastructure is satisfied with the access arrangements and car parking facilities subject to the inclusion of relevant conditions. Some minor changes are required to the internal car parking layout which can be subject to a planning condition. Whilst concerns of

local residents are acknowledged, it is not considered that the proposal would lead to a significant impact on traffic flows on Tarleton Street and the off street parking facilities within the site would provide sufficient space to meet the parking requirements of the development without affecting the current situation on Tarleton Street.

- v) In the event of planning permission being granted it would be necessary to ensure the provision of an element of affordable housing to conform with the Authority's current policy and guidelines. This can be covered by a suitably worded planning condition on outline consent.
- vi) The applicant is aware of the planning policy requirements for provision of open space in new development of 10 or more units. The size and type of development and in a location close to the town centre would support the case for the payment of a commuted sum to allow provision/ enhancement of open space elsewhere in the town. This is also a matter which can be dealt with by a suitably worded condition on outline consent.

#### **SUMMARY AND CONCLUSIONS:**

9. The principle of development within the development boundary is considered acceptable without causing a detrimental impact on residential or visual amenity. There would be no unacceptable impact on highway safety with sufficient car parking spaces provided within the development. Affordable housing and open space requirements can be covered by conditions.

#### **RECOMMENDATION: - GRANT** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
  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. The development shall not begin until the formal written approval of the Local Planning Authority has been obtained to a scheme for the provision of affordable housing and open space as part of the development. Such details shall include:
    - a) (i) 30% affordable housing units and the type and location to be determined;
    - (ii) timing of the construction of the affordable housing;
    - (iii) the arrangement to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.
  - b) (i) The arrangements for the provision and maintenance of open space in accordance with the Local Planning Authority policies.
5. The car parking layout shall not be as shown on the approved plan but shall be further agreed in writing by the Local Planning Authority.
  6. No demolition shall take place before a contract for carrying out the works of redevelopment on the site has been made [and full planning permission has been granted/all reserved matters have been approved] for the redevelopment for which the contract provides.
  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 occupation of the dwelling/completion of the development/commencement of the development/next planting and seeding season] 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 others of similar size and species.

8. No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the building(s) is(are) first occupied.

9. Access shall not be as shown on the submitted plans but shall be in accordance with details as may be approved by the Local Planning Authority.

10. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and which shall be completed prior to the proposed development being brought into use.

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. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. In order to ensure an adequate supply of affordable housing and to ensure adequate provision of open space in accordance with planning policies REC 2 and HSG 10 of the Unitary Development Plan.
5. In the interests of amenity.
6. In the interests of the character and appearance of the Conservation Area.
7. To ensure a satisfactory standard of development, in the interests of visual amenity.
8. To ensure satisfactory drainage of the site and to avoid flooding.
9. In the interest of the free and safe movement of traffic on the adjacent highways and to ensure the formation of a safe and satisfactory access.
10. To provide for the loading, unloading and parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

**NOTES TO APPLICANT:**

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

**ITEM NO:** 13

**WARD NO:** St Asaph East

**APPLICATION NO:** 46/2005/1020/ PF

**PROPOSAL:** Erection of 6 No. garages and parking areas submitted in accordance with previously-approved residential scheme for 3 dwellings (Ref. No. 46/2003/0306/PF)

**LOCATION:** Part Of Site Forming Land Adjoining 1 Luke Street St. Asaph

**APPLICANT:** Mr D A R Williams

**CONSTRAINTS:**

**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. CITY OF ST ASAPH TOWN COUNCIL  
 "Object on the grounds of impact on adjoining properties of vehicle/pedestrian movement, possibly late at night, additional traffic congestion in an already overcrowded area. [concern has also been expressed that garages on this site may well form a gathering place for persons who may wish to partake in antisocial behaviour]"
2. HEAD OF TRANSPORT AND INFRASTRUCTURE  
 No objection subject to a condition requiring the garage and parking area as shown on the approved plan being laid out and available for use before any dwelling is occupied.

**RESPONSE TO PUBLICITY:**

Letter of representation received from:

1. Mr John McCormick, 1 Clinton Villas, Gemig Street, St Asaph

Summary of planning based representations:

- i) There is currently an identified traffic congestion problem in Luke Street, Lower Street, Mill Street and Gemig Street;
- ii) This proposed private car park will not decrease the number of cars parking in nearby streets;
- iii) There is no local need for the garages and local residents will not use them as they have adequate on-street parking;
- iv) The private car park in conjunction with the previous planning permission for the same area will increase the level of traffic;
- v) Additional traffic will cause further congestion especially at peak times;
- vi) Residents living either side of the entrance will suffer from noise and fumes;
- vii) There is only a small entrance and inadequate turning space which will result in a blockage to the entrance/exit to Luke Street;
- viii) The car park will be a danger to the safety of children playing nearby;
- ix) None of the residents in the area will use the facility as there will be a charge;
- x) The hidden area will encourage local youths to congregate in the vicinity;
- xi) Allowing the number of garages proposed may affect future development in the area which may have a higher priority for a car park;
- xii) The Town Council has objected to the application;
- xiii) This objection is supported by the Ward Councillor;
- xiv) Only four residents were consulted regarding this application.



In addition to this single letter, a petition objecting to the proposal containing 11 signatures from a total of 7 addresses has also been submitted. The petition objects to the development for exactly the same reasons as the letter submitted by Mr McCormick.

**MEMBERS' COMMENTS:**

None.

**EXPIRY DATE OF APPLICATION: 27/11/2005**

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The site stands to the rear of residential properties fronting Luke Street and Gemig Street. It currently contains an area of gravel (where the garages are proposed) which is accessed via an entry taken between 2 Elwy Place and 1 Luke Street. The gravelled area has a 1.8 metre high wooden fence around its perimeter and a metal gate across the access to the adjacent open land. The adjacent land is rough ground which is overgrown and contains some areas of hardstanding.
2. The application proposes to erect six garages within a recently created fenced off area which has been laid out with gravel, as described above. The garages are all identical in size and appearance, with a footprint of 4.95 metres by 2.65 metres and a flat roof up to a height of 2.1 metres. The garages are shown as being rendered/pebble dashed on the submitted plans. Access to the site will be taken via the existing entrance between 2 Elwy Place and 1 Luke Street. The submitted layout plan also shows the creation of a single parking space within the rear garden area of both nos. 1 and 2 Elwy Place, although this is not a matter which is considered to require planning permission.
3. When first submitted, the plans were unclear as to the purpose for the garages and the layout plan failed to include the siting of the some of the adjacent properties. However, more comprehensive plans have now been submitted and the agent for the scheme has confirmed that the six garages are to be allocated to Ty Fry (1), Ty Fry Cottage (1), 1 Luke Street (2) and White Horse House (2).
4. The description of development makes reference to a previous consent within the northern part of the larger subject site, namely 46/2003/0306/PF. This consent allowed the erection of three dwellings and alteration to the existing access. Conditions attached to the consent related to timescale, landscaping, materials of construction, drainage and parking/turning. Subsequent to this, conditions 7, 8 and 9 of this consent (relating to vehicular access, turning and parking areas and the link between the parking area and the site) were discharged by application reference 46/2004/0520/AC. The details for the approval of conditions showed two garages and three parking spaces in the area now concerned with the current application.
5. Subsequent to the discharging of conditions application, it was found that the siting of the garages had commenced but in a different location to the approved plan. Accordingly, work on the garages was stopped and the current application was submitted to seek consent for the different layout of the parking/garage area.

**RELEVANT PLANNING HISTORY:**

6. **46/2000/0305/PO** – Residential development of 0.1 hectares of land by the erection of 1 dwelling and construction of new vehicular access: Granted 6 June 2000.

**46/2002/0498/PF** – Erection of 4 dwellings and alterations to existing vehicular access: Withdrawn 11 July 2002.

**46/2002/1266/PF** – Erection of 2 dwellings and alterations to existing vehicular access (revised scheme): Granted 16 January 2003.

**46/2003/0306/PF** – Erection of 3 dwellings and alterations to existing access: Granted 4 September 2005.

**46/2004/0520/AC** – Details of conditions nos. 7, 8 and 9 (vehicular access, turning and parking areas and link) of planning permission 46/2003/0306/PF: Granted 9 June 2004.

**PLANNING POLICIES AND GUIDANCE:**

7. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 6 – Development Control Requirements

GOVERNMENT GUIDANCE  
Planning Policy Wales March 2002

**MAIN PLANNING CONSIDERATIONS:**

8.
  - i) Principle
  - ii) Highways
  - iii) Impact on the privacy and amenity of nearby occupiers
  - iv) The comments of the Town Council
  - v) The comments of the Objector
9. In relation to the considerations as noted in paragraph 7:
  - i) In terms of principle, the use of the subject site for parking/garages has already been established by the previous planning consents, and there is no allocation in the UDP which would prevent such a use;
  - ii) The Highway Authority has not raised any objection to the proposal, and it is considered that although the area now shows 6 garages as opposed to 2 garages and three parking spaces as previously approved the additional net increase of one vehicle is not of sufficient substance to justify any refusal on highways grounds;
  - iii) The parking at the site has, as stated, already been established by the previous consent. It is not considered that the erection of six garages at the site will be detrimental to the amenity or privacy of nearby residential properties, subject to a condition requiring the garages to be used solely for residential purposes;
  - iv) The objection raised by the Town Council is noted, but as referred to earlier the traffic generated by the garages is not considered to represent substantive harm, and the highway authority has not objected to the scheme. Furthermore the matter of persons congregating for anti-social behaviour could in any event take place regardless of whether garages were placed on the site;
  - v) The comments made by the objector and by the signatories to the petition are also noted, but none of the comments made are adjudged to be of sufficient strength to justify a refusal of permission given that there is an extant consent for a very similar use of the site.

**SUMMARY AND CONCLUSIONS:**

10. The application is acceptable and is recommended to be granted subject to appropriate conditions.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the [walls [and roof(s)] of the development hereby permitted and no materials other than those approved shall be used.
3. A plan showing the improvements to the existing access shall be submitted to and approved in writing by the local planning authority and the works undertaken in accordance with the approved plan prior to the erection of any of the garages hereby permitted.
4. The garages hereby permitted shall be utilised for ancillary residential purposes only and no commercial activities shall be undertaken at any time.

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 highway safety.
4. In the interests of amenity of occupiers of neighbouring properties.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 14

**WARD NO:** St Asaph East

**APPLICATION NO:** 46/2005/1042/ PF

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

**LOCATION:** Part OS Field No. 0006 Pen Y Bryn Farm Mount Road St. Asaph

**APPLICANT:** Hutchinson 3G Uk Ltd

**CONSTRAINTS:** Within 67m Of Trunk Road

**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. CITY OF ST. ASAPH TOWN COUNCIL  
"Object on the grounds of adverse environmental impact-it is also believed the development would be within 3 miles of a helicopter landing area, which could interfere with communications thereof".

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 18/10/2005****PLANNING ASSESSMENT:****THE PROPOSAL:**

1. The application site is located just to the north of the main A55 road to the north-east of the settlement of St. Asaph. Accessed via Oak Lane, a single track road which serves Pen Y Bryn Farm, the site contains an existing 15m high monopole mast with associated equipment cabin, fencing and landscaping. Beyond the mast are open undulating fields which sit behind the landscaping forming the bank to the A55. A gated access serves the field.
2. Permission is sought to install a 17.5m high slimline lattice mast to the east of the existing mast incorporating equipment cabinet, fencing and landscaping.

**RELEVANT PLANNING HISTORY:**

3. **46/2001/0874/TA**  
Erection of 15m high free standing monopole mast – GRANTED 25/10/01

**PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2005)  
Policy GEN 6 – Development Control requirements  
Policy TRA 14 – Telecommunications

## GOVERNMENT GUIDANCE

Planning Policy Wales, March 2002

TAN 19 – Telecommunications

Code of Best Practice for Telecommunication Operators

## **MAIN PLANNING CONSIDERATIONS:**

5.
  - i) Principle of this location.
  - ii) Visual impact.
  - iii) Health and Safety
6. In relation to the points raise in paragraph 5 above:-
  - i) The proposal has been supported by a justification for the need for the cell to improve coverage in the area and a consideration of alternative options and sites. The proposal also arises from pre-application discussions where alternative sites were considered. Alternative options considered were provision on existing buildings in the built up area, a taller mast on the existing mast site or on other mast sites in the area e.g. Chester St, and other sites to the east. In relation to these options, use of existing buildings would have resulted in perception of harm and/or impact on the historic fabric of the town; a taller mast would have been visually more prominent in the area, particularly as a more robust structure would be required as the existing site is a 15m monopole which would have had to be removed and a 22m high wider lattice tower erected to accommodate a site share.; and other sites to the east were in more prominent locations closer to the AONB. In this respect the principle of the proposal is considered acceptable.
  - ii) With regard to visual impact, the co-location option (2 masts close together), whilst clearly resulting in a further structure in the same location, also minimises the sporadic and potentially more visually harmful siting of structures in previously undeveloped locations.

The proposed mast is a slim line lattice mast which is potentially not as bulky as that in existence but will be 2.5m higher. However, the antenna on the existing mast extends the structure up to 16.6m in any case. The level of screening to this site is good as assessed previously and when viewed from the A55 travelling west the existing and proposed landscaping will serve to screen the existing mast.

It is considered that this co-location option, similar to others on the A55, is preferable in this instance to a higher, bulkier structure on the site or a new site in a more prominent location.

- iii) The application has been accompanied by the required ICNIRP Compliance Certificate and Government advice is that health considerations need not be considered further. The site is some 4km to the south east of the police helicopter base, alongside an existing mast only 2.5m lower. There would be no impact on aircraft safety.

## **SUMMARY AND CONCLUSIONS:**

7. The principle is considered acceptable as are the visual and health and safety impacts..

## **RECOMMENDATION: GRANT** subject to compliance with the following Conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No development shall take place until there has been submitted to, and approved 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;
  - (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.
3. 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 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 replaced in the next planting season with others of similar size and species.

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. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
3. To ensure a satisfactory standard of development, in the interests of visual amenity.

**NOTES TO APPLICANT:**

None

**Decisions Made by the Head of Planning and Public Protection under  
Delegated Powers  
1st - 31st October 2005**

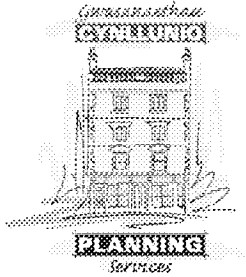
**Item For Information**

This is a list of applications where the decision has already been made under delegated powers. If you wish to discuss the application/decision please contact the Case Officer.

**DECISION TYPES**

<b>GRANT</b>	- grant planning permission
<b>REFUSE</b>	- refuse all types of application
<b>APPROVE</b>	- approve reserved matters or condition
<b>CONSENT</b>	- grant listed building, conservation area, or advert consent
<b>DEEMED</b>	- does not require advert consent
<b>NO OBJ</b>	- no objection to works to tree(s) in conservation area
<b>NOT REQ</b>	- proposal does not require permission/consent
<b>DETERMIN</b>	- determine that prior approval is not required or is granted on determination application (certain telecom or agricultural works)
<b>P DEV</b>	- proposal found to be permitted development after receipt
<b>WDN</b>	- application withdrawn by applicant
<b>INVALID</b>	- application found to be invalid
<b>CERTIFY</b>	- Certificate of lawful use issued
<b>RCERTIFY</b>	- refuse to issue certificate of lawful use

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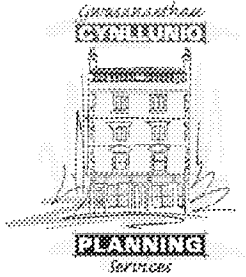


**DECISIONS MADE BY HEAD OF PLANNING AND PUBLIC  
PROTECTION UNDER DELEGATED POWERS  
01 /10 /2005 and 31 /10 /2005**

<u>RHIF CYF</u> <u>REF NO</u>	<u>LLEOLIAD A CHYNNIG</u> <u>LOCATION AND PROPOSAL</u>	<u>YMGEISYDD</u> <u>APPLICANT</u>	<u>PENDERFYNIAD</u> <u>DECISION</u>	<u>DYDDIAD</u> <u>DATE</u>
01/2005/0798 / LB	<b>Ty Tywyrch Love Lane Denbigh</b>  Alterations to listed building in connection with conversion to 6 self-contained flats (Listed Building application)	Cymdeithas Tai Clwyd	CONSENT	18 /10 /2005  <b>Case Officer - Sarah Stubbs</b>
01/2005/0857 / PF	<b>Maesteg Park Street Denbigh</b>  Erection of two-storey pitched-roof extension to residential homes	Maes Teg Residential Homes	WDN	26 /10 /2005  <b>Case Officer - Philip Garner</b>
01/2005/0964 / PF	<b>Tyn Yr Eithin Mold Road Denbigh</b>  Erection of replacement toilet / shower block.	Mr & Mrs E Evans	GRANT	03 /10 /2005  <b>Case Officer - Nicola Marie Jones</b>
01/2005/0979 / PF	<b>2 Lon Cerys Denbigh</b>  Erection of two-storey pitched-roof extension at side and single-storey pitched-roof extension at rear of dwelling	Mr D Evans	GRANT	26 /10 /2005  <b>Case Officer - Philip Garner</b>



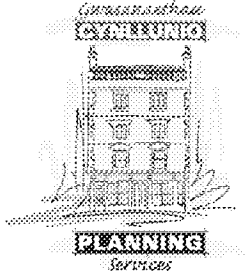
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01/2005/1026 / PF	<b>Brookhouse Farm Brookhouse Denbigh</b>  Change of use of existing agricultural building to provide extension to boarding kennels	Messrs R. G. Hughes & Son	GRANT	26 /10 /2005
		<b>Case Officer - Philip Garner</b>		
01/2005/1085 / TA	<b>David Jones Plant Hire Unit 3 Spencer Trading Estate, Rhyl Road Denbigh</b>  Installation of 15m high telecom mast, 3 antennae, 1 dish and 6 equipment cabinets and associated compound	Orange Personal Comm Services Ltd	REFUSE	24 /10 /2005
		<b>Case Officer - Paul Mead</b>		
01/2005/1099 / AC	<b>The Old Bakehouse, Star Yard High Street Denbigh</b>  Details of boundary treatment submitted on accordance with condition no. 6 of planning permission code no. 01/2004/1296/PF	Messrs J C & M C Sanders	APPROVE	19 /10 /2005
		<b>Case Officer - Sarah Stubbs</b>		
01/2005/1102 / PF	<b>Ty Mawr Mold Road Denbigh</b>  Conversion of outbuilding to form swimming pool enclosure and granny flat for ancillary use of Ty Mawr	Mr & Mrs R G Wynne-Williams	GRANT	26 /10 /2005
		<b>Case Officer - Philip Garner</b>		

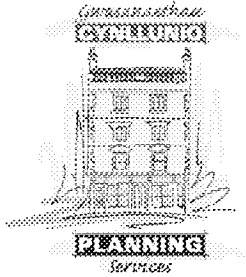
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02/2005/0334 / PF	<b>Former Lifeguard Factory Hen Lon Parewr Ruthin</b>  Change of use of building to special needs day centre	Denbighshire County Council Denbighshire County Council  Case Officer - Nicola Marie Jones	GRANT	18 /10 /2005
02/2005/0784 / PF	<b>Pen Y Bryn Llanfwrog Ruthin</b>  Demolition of existing extension and erection of pitched-roof extension at rear of dwelling	Miss E Lewis  Case Officer - Catrin E Williams	GRANT	25 /10 /2005
02/2005/0785 / LB	<b>Pen Y Bryn Llanfwrog Ruthin</b>  Demolition of existing extension and erection of pitched-roof extension at rear of dwelling (Listed Building application)	Miss E Lewis  Case Officer - Catrin E Williams	CONSENT	25 /10 /2005
02/2005/1010 / PF	<b>Garnedd St. Meugans Ruthin</b>  Erection of single storey lean-to extension at side of dwelling	Mr E W Lewis  Case Officer - Nicola Marie Jones	GRANT	05 /10 /2005

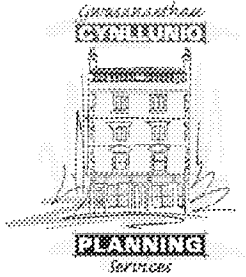
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02/2005/1024 / PF	<b>The Mill Child Care Centre Lon Parcwr Ruthin</b>  Erection of conservatory for use as a staffroom	S T & Ff Roberts  <b>Case Officer - Philip Garner</b>	GRANT	12 /10 /2005
02/2005/1029 / AD	<b>Land At Glasdir Denbigh Road Ruthin</b>  Display of non-illuminated V-shaped "For Sale" board	Welsh Development Agency  <b>Case Officer - Nicola Marie Jones</b>	GRANT	05 /10 /2005
02/2005/1063 / PF	<b>24 &amp; 25 Maes Ffynnon Ruthin</b>  Erection of extension to side to form store with extended balcony over, at rear/side dwelling	Mr & Mrs G Owen  <b>Case Officer - Catrin E Williams</b>	GRANT	19 /10 /2005
02/2005/1108 / PF	<b>97 Bro Deg Ruthin</b>  Erection of two-storey pitched-roof extension	Mr & Mrs Roberts  <b>Case Officer - Nicola Marie Jones</b>	GRANT	27 /10 /2005
03/2005/0513 / PO	<b>Land Adjoining The Wild Pheasant Hotel Berwyn Street Llangollen</b>	Messrs R & R & Miss G Roberts	REFUSE	18 /10 /2005

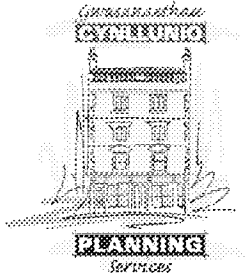
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	Development of 1.0ha of land by the erection of self serviced units of holiday accommodation and construction of new vehicular and pedestrian access (outline application)	<b>Case Officer - Sarah Stubbs</b>		
03/2005/1062 / PF	<b>Porthysgaden Hill Street Llangollen</b>	Mr & Mrs G Harding	GRANT	24 /10 /2005
	Erection of single & two-storey flat roof extension and conservatory at side and balcony at rear and external alterations to dwelling.	<b>Case Officer - Catrin E Williams</b>		
03/2005/1239 / AC	<b>The Coach House and Stables Plas Berwyn Berwyn Llangollen</b>	L Sephton	APPROVE	25 /10 /2005
	Details of bat and bird survey submitted in accordance with condition number 2 of planning permission code no. 03/2004/1592/PF	<b>Case Officer - Catrin E Williams</b>		
05/2005/0485 / PF	<b>Pen Y Geulan Treddol Corwen</b>	Mrs R Lee	GRANT	27 /10 /2005
	Change of use of redundant light industrial building to holiday accommodation unit, ancillary to main dwelling	<b>Case Officer - Catrin E Williams</b>		

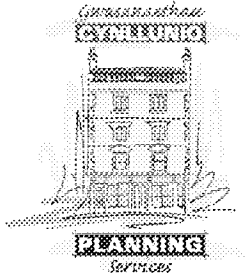
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05/2005/0674 / PF	<b>Old Barn rear of London Road Garage London Road Corwen</b>  Change of use of part of barn to two-storey cottage	Mr David Owen	REFUSE	26 /10 /2005
		<b>Case Officer - Philip Garner</b>		
05/2005/0677 / PF	<b>Land at Builders Yard Berwyn Street Llidiart-Y-Parc Corwen</b>  Erection of detached dwelling	Mr & Mrs B Hughes	REFUSE	12 /10 /2005
		<b>Case Officer - Philip Garner</b>		
05/2005/0802 / AC	<b>Plas Onn Garages Bridge Street Corwen</b>  Details of habitat survey submitted in accordance with condition no. 2 of planning permission code no. 05/2004/0830/PF	Mr A Lewis	APPROVE	20 /10 /2005
		<b>Case Officer - Catrin E Williams</b>		
07/2005/1113 / PF	<b>Rhyd Gethin Llandrillo Corwen</b>  Erection of single-storey pitched-roof extension to side of dwelling	Mr & Mrs A.T Leeson	GRANT	27 /10 /2005
		<b>Case Officer - Nicola Marie Jones</b>		
08/2004/1671 / PS	<b>Gwnodl Bach Cynwyd Corwen</b>	Mr & Mrs E L & O E Thomas	WDN	05 /10 /2005

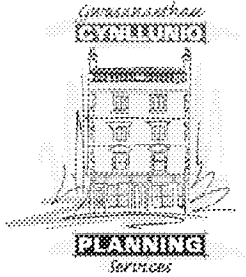
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	Removal of Condition No. 5 on outline planning permission Ref. No. 08/2001/1105/PO relating to agricultural occupation restriction	<b>Case Officer - Sarah Stubbs</b>		
08/2005/0714 / PF	<b>Outbuildings at Tyn y Berth Farm Cynwyd Corwen</b>	The Rhug Estate	REFUSE	26 /10 /2005
	Conversion of redundant outbuilding to dwelling, installation of new septic tank and construction of new vehicular access	<b>Case Officer - Philip Garner</b>		
08/2005/0791 / AC	<b>1 Bryn Tristion Cynwyd Corwen</b>	Mr Ceri Davies	APPROVE	18 /10 /2005
	Details of windows and door submitted in accordance with condition no. 3 of planning permission code no. 08/2004/1386/LB	<b>Case Officer - Catrin E Williams</b>		
08/2005/1127 / AC	<b>1 Bryn Tristion Cynwyd Corwen</b>	Mr Ceri Davies	APPROVE	17 /10 /2005
	Details of brick material, mortar type and pointing submitted in accordance with condition no. 5 of planning permission code no. 08/2004/1386/LB	<b>Case Officer - Catrin E Williams</b>		

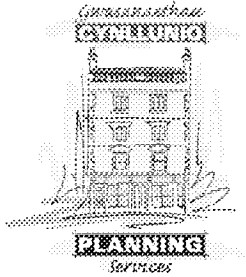
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09/2005/1137 / AG	<b>Cae Isa Bryn Eithin Road Afonwen Mold</b>  Erection of steel-framed portal agricultural building for livestock and fodder.	Mr Jeffrey Goff  <b>Case Officer - Nicola Marie Jones</b>	GRANT	18 /10 /2005
12/2005/1046 / PO	<b>Land Opposite Telephone Exchange Clawddnewydd Ruthin</b>  Development of 0.14ha of land by the erection of 2 no. detached dwellings (outline application)	Mr J.Ll Williams  <b>Case Officer - Philip Garner</b>	REFUSE	13 /10 /2005
13/2005/0980 / PF	<b>Outbuilding A Plas Efenechtyd Efenechtyd Ruthin</b>  Conversion of outbuilding to dwelling, installation of new septic tank and alterations to existing vehicular access	Mr D Darlington  <b>Case Officer - Philip Garner</b>	REFUSE	04 /10 /2005
14/2005/1219 / PD	<b>Cruglas Cyffylliog Ruthin</b>  Erection of single-storey extension to dwelling	Mr Roberts  <b>Case Officer - Catrin E Williams</b>	P DEV	28 /10 /2005

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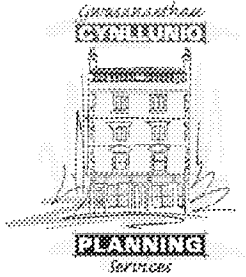


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15/2005/0697 / PF	<b>2 Maes Gwyn, Graianrhyd Llanarmon-Yn-Ial Mold</b>  Erection of conservatory extension to front of dwelling	Mr Anthony Challoner  <b>Case Officer - Nicola Marie Jones</b>	GRANT	19 /10 /2005
15/2005/1077 / PF	<b>Bryn Awel Pant Du Road Eryrys Mold</b>  Erection of first floor pitched-roof extension to each side, single-storey extension and conservatory at rear and new roof to front porch.	G V Williams & R Goodwin  <b>Case Officer - Nicola Marie Jones</b>	GRANT	25 /10 /2005
15/2005/1086 / PF	<b>Land rear of Bryn Awel Pant Du Road Eryrys Mold</b>  Erection of timber stable units for owner's use	Mr G V Williams & Mrs R Goodwin  <b>Case Officer - Nicola Marie Jones</b>	GRANT	25 /10 /2005
16/2005/1044 / PF	<b>Hen Gor Lon Cae Glas Llanbedr Dyffryn Clwyd Ruthin</b>  Erection of two-storey pitched-roof extension at rear and detached garage/car port block	Mr & Mrs P Wright  <b>Case Officer - Catrin E Williams</b>	GRANT	18 /10 /2005



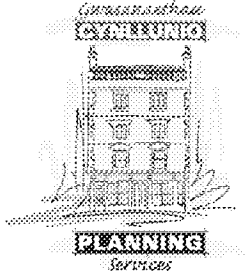
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17/2005/1018 / PF	<b>1 Queens Cottages Pen Y Stryt Llandegla Wrexham</b>  Removal of front boundary wall/hedge to create vehicular access	Mr G Trimmer  <b>Case Officer - Philip Garner</b>	GRANT	26 /10 /2005
18/2005/0981 / PF	<b>Llys Sychtyn Llandyrnog Denbigh</b>  Erection of single-storey pitched-roof extension at side of dwelling	Mr & Mrs Oldbury  <b>Case Officer - Nicola Marie Jones</b>	GRANT	04 /10 /2005
18/2005/1236 / AC	<b>Land near Coed Copi Fancer Llandyrnog Denbigh</b>  Details of external wall and roof material submitted in accordance with condition number 4 of planning permission code no. 18/2004/0426/PF	Mr J Owen  <b>Case Officer - Paul Mead</b>	APPROVE	27 /10 /2005
20/2005/0472 / PO	<b>Land To The Rear Of Three Pigeons Inn Graigfechan Ruthin</b>  Development of 0.098 ha of land for log cabin holiday use units in connection with existing touring caravan and camping site (outline application)	J & L P Thornley  <b>Case Officer - Philip Garner</b>	REFUSE	04 /10 /2005

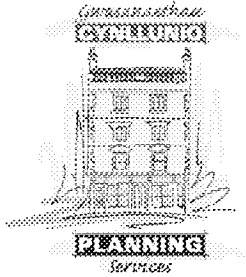
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20/2005/0837 / PF	<b>Melin Y Coed Llanfair Dyffryn Clwyd Ruthin</b>  Erection of two-storey pitched-roof extension to front, side and rear of dwelling	Mr C Rothery  <b>Case Officer - Catrin E Williams</b>	GRANT	26 /10 /2005
20/2005/1038 / PF	<b>Land To Rear Of Ty Capel /1 Chapel House Graigadwywynt Ruthin</b>  Change of use of part of field from agricultural use to form extension to residential garden area to cottage	R Lloyd  <b>Case Officer - Catrin E Williams</b>	GRANT	14 /10 /2005
21/2005/0870 / PF	<b>OS Field No. 7854 Rectory Lane Llanferres Mold</b>  Erection of 4 No. detached dwellings and construction of new vehicular access	Jones Peckover For Representative Body Of Church In Wales  <b>Case Officer - Sarah Stubbs</b>	REFUSE	17 /10 /2005
22/2005/1045 / PF	<b>Clwyd Hall Llanychan Ruthin</b>  Erection of conservatory at rear of dwelling	Mr & Mrs A Roberts  <b>Case Officer - Nicola Marie Jones</b>	GRANT	18 /10 /2005
23/2005/0850 / PC	<b>Ffrith Y Geubren Cyffylliog Ruthin</b>	Mrs Wendy Roberts	GRANT	13 /10 /2005

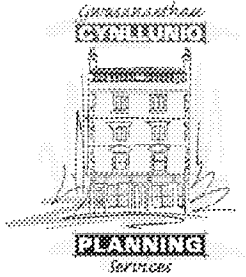
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	Change of use of land by the construction of a manege and erection of stable blocks (retrospective application)	<b>Case Officer - Nicola Marie Jones</b>		
23/2005/0960 / PF	<b>Foel Peniel Peniel Denbigh</b>	Mr & Mrs P Owen	GRANT	13 /10 /2005
	Conversion of redundant outbuilding to 1 No. accommodation unit (amendment to previous scheme granted under Ref. No. 23/2004/0567/PF)	<b>Case Officer - Philip Garner</b>		
23/2005/0969 / PF	<b>Pen y Mynydd Near Capel y Wern Llanrhaeadr Denbigh</b>	Mr Arwel Jones	GRANT	05 /10 /2005
	Erection of steel-portal implement & fodder store	<b>Case Officer - Catrin E Williams</b>		
23/2005/0982 / PC	<b>Ffrith Y Geubren Cyffylliog Ruthin</b>	Mrs Wendy Roberts	GRANT	13 /10 /2005
	Retention of summerhouse	<b>Case Officer - Nicola Marie Jones</b>		
24/2005/0913 / PF	<b>G Vaughan Agricultural Repairs&amp; Sales The Garage Llanynys Denbigh</b>	G Vaughan	REFUSE	18 /10 /2005

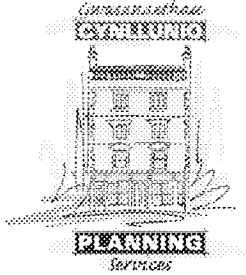
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	Change of use of agricultural land to agricultural machinery repair and maintenance land and the erection of new office, stores and display building & installation of new septic tank	<b>Case Officer -</b> Catrin E Williams		
24/2005/1101 / PF	<b>Melin Meredydd Rhewl Ruthin</b>	Mr & Mrs C Sennett	GRANT	25 /10 /2005
	Erection of first floor pitched-roof extension to create two-storey dwelling	<b>Case Officer -</b> Philip Garner		
24/2005/1146 / AC	<b>Golf Links Farm Rhewl Ruthin</b>	Hutchinson 3G	APPROVE	10 /10 /2005
	Details of timber monopole design submitted in accordance with condition no. 1 of planning permission code no. 24/2005/0926/TA	<b>Case Officer -</b> Nicola Marie Jones		
25/2005/1015 / AG	<b>Plas Newydd Nantglyn Denbigh</b>	Mr & Mrs R L Howatson	REFUSE	14 /10 /2005
	Extension to existing steel shed for forage/stock storage	<b>Case Officer -</b> Nicola Marie Jones		
25/2005/1139 / PF	<b>Castell Y waen Nantglyn Denbigh</b>	Mr & Mrs J M Jones	GRANT	27 /10 /2005

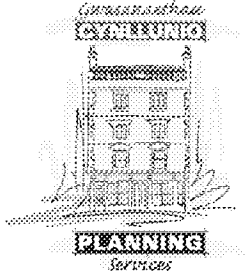
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	Erection of first floor pitched-roof extension over existing garage at front/side elevation.	<b>Case Officer - Nicola Marie Jones</b>		
28/2005/1005 / PO	<b>Land At Porth Kerry Henllan Denbigh</b>	Mrs Rosalind Roberts	GRANT	07 /10 /2005
	Renewal of Application Ref. No. 28/2002/0763/PO comprising development of 0.08ha of land by the erection of dwelling, detached garage and alterations to existing vehicular access (outline application)	<b>Case Officer - Catrin E Williams</b>		
28/2005/1143 / TC	<b>Berllen School Street Henllan Denbigh</b>	Mr Michael Beach	GRANT	28 /10 /2005
	Works to trees in Conservation Area - cut and remove pine and larch trees	<b>Case Officer - Nicola Marie Jones</b>		
30/2005/0928 / PF	<b>1 Pen Y Graig Cottages Trefnant Denbigh</b>	Mr & Mrs Bladon	GRANT	10 /10 /2005
	Erection of single-storey pitched-roof extension at side of dwelling.	<b>Case Officer - Nicola Marie Jones</b>		
30/2005/1056 / PF	<b>2 Cae Glas Trefnant Denbigh</b>	Mr M Gilvary	GRANT	14 /10 /2005
	Erection of pitched-roof extension at rear of dwelling.	<b>Case Officer - Philip Garner</b>		

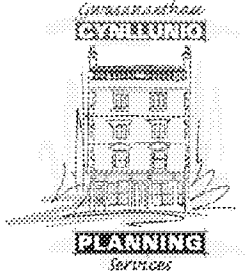
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30/2005/1148 / AC	<b>Land at (part garden of) Davance Upper Denbigh Road St. Asaph</b>	Mr D Hughes	APPROVE	17 /10 /2005
	Details of vehicular footway crossing submitted in accordance with condition number 8 of planning permission code no. 30/2004/0970/PF	<b>Case Officer - Paul Mead</b>		
31/2005/1274 / AC	<b>Thales Optics Ltd Glascoed Road St. Asaph</b>	Thales Optics Ltd	APPROVE	31 /10 /2005
	Details of landscaping submitted in accordance with condition no. 2 of planning permission code no. 31/2005/666/PF	<b>Case Officer - Paul Mead</b>		
42/2005/0930 / PF	<b>Plot 2 Land Adjoining Allt y Graig Cottages Meliden Road Dyserth Rhyl</b>	Mr J.A Benbow	GRANT	28 /10 /2005
	Change of house type by extension at side to form attached garage	<b>Case Officer - Paul Mead</b>		
42/2005/0955 / AC	<b>Old Pendre Farm Waterfall Road Dyserth Rhyl</b>	Mr M White	APPROVE	17 /10 /2005
	Details of landscaping, parking and turning submitted in accordance with condition no's 5 and 7 of planning permission code no. 42/2004/1066/PF	<b>Case Officer - Sarah Stubbs</b>		

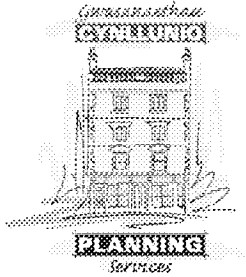
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42/2005/0966 / PF	<b>49 St. Asaph Road Dyserth Rhyl</b>  Erection of side and rear extensions to dwelling and conservatory	Mr T Lee  Case Officer - Nicola Marie Jones	GRANT	13 /10 /2005
42/2005/1009 / PO	<b>Land adjoining St.Bridgets Vicarage Carreg Heilyn Lane Dyserth Rhyl</b>  Development of 0.2 ha of land by erection of 1 dwelling with detached garage	Mr W M Kerfoot Davies  Case Officer - Philip Garner	REFUSE	10 /10 /2005
42/2005/1048 / PF	<b>Deheufor Thomas Avenue Dyserth Rhyl</b>  Erection of single-storey pitched-roof extension at rear of dwelling	Ms A Rushton & Mr A Jones  Case Officer - Philip Garner	GRANT	13 /10 /2005
42/2005/1064 / PO	<b>Land At Hafan Ganol Ffordd Ffynnon Dyserth Rhyl</b>  Development of 0.024 ha of land by demolition of existing workshop and erection of 1 dwelling (outline application)	Mr & Mrs P M Bexon  Case Officer - Philip Garner	REFUSE	19 /10 /2005

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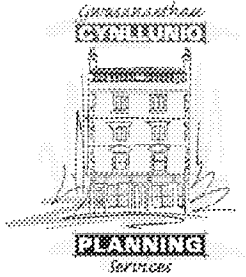


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43/2005/0767 / PO	<b>Mindale Farm Ffordd Hendre Prestatyn</b>  Development of 0.27ha of land for residential purposes and alterations to existing vehicular access (outline application)	Mr & Mrs W Ward	REFUSE	05 /10 /2005
		<b>Case Officer - Philip Garner</b>		
43/2005/0906 / PF	<b>6 Clwyd Avenue Prestatyn</b>  Erection of first-floor extension at side of property	Mrs C Perrin	GRANT	04 /10 /2005
		<b>Case Officer - Philip Garner</b>		
43/2005/1001 / PO	<b>Land At (Part Garden Of) 166 Victoria Road Prestatyn</b>  Development of 0.014ha of land by the erection of a detached dwelling (outline application)	KA, RE & KER Goodall	REFUSE	06 /10 /2005
		<b>Case Officer - Philip Garner</b>		
43/2005/1017 / PF	<b>42 Victoria Road West Prestatyn</b>  Erection of detached single-storey residential amenity building	Mrs Harris	GRANT	11 /10 /2005
		<b>Case Officer - Philip Garner</b>		



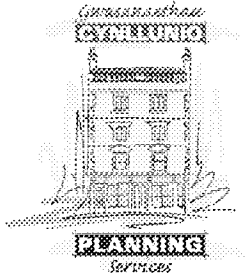
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43/2005/1023 / PR	<b>Land at (Part garden of) 3 Ffordd Talargoch Prestatyn</b>	Mr T Drew	GRANT	10 /10 /2005
	Details of design, external appearance and landscaping of dwelling and conservatory submitted in accordance with condition no. 1 of outline planning permission ref no. 43/2005/0118/PO (reserved matters)	<b>Case Officer - Sarah Stubbs</b>		
43/2005/1055 / PF	<b>3 Pendre Avenue Prestatyn</b>	Mr & Mrs M Clarke	GRANT	20 /10 /2005
	Erection of pitched-roof extension to side. Conservatory to side and rear and external alterations to dwelling.	<b>Case Officer - Paul Mead</b>		
43/2005/1065 / PF	<b>3 Beach Close Prestatyn</b>	Mrs H A Sillett	GRANT	19 /10 /2005
	Erection of Conservatory at rear of dwelling	<b>Case Officer - Philip Garner</b>		
43/2005/1087 / PF	<b>86 Highbury Avenue Prestatyn</b>	Mr & Mrs J Wheat	GRANT	25 /10 /2005
	Demolition of existing garage and erection of two-storey extension at side of dwelling	<b>Case Officer - Philip Garner</b>		

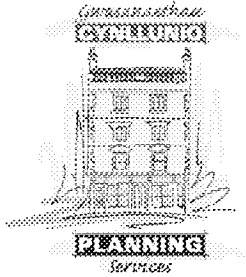
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43/2005/1093 / PF	<b>28 Fforddlas Prestatyn</b>  Erection of conservatory at side of dwelling	Mr & Mrs Westhead	GRANT	25 /10 /2005
		<b>Case Officer - Philip Garner</b>		
43/2005/1105 / PF	<b>40 Gronant Road Prestatyn</b>  Demolition of existing garage and erection of replacement garage, erection of conservatory at rear and single-storey pitched-roof extension at side to form annexe accommodation (revised scheme to Application Ref. No. 43/2005/0736/PF)	Mr & Mrs R Mitchell	GRANT	25 /10 /2005
		<b>Case Officer - Philip Garner</b>		
43/2005/1203 / AC	<b>18 Stoneby Drive Prestatyn</b>  Details of crown lifting and reduction submitted in accordance with condition no. 2 of planning permission code no. 43/2005/646/TP	Mr L Billington	APPROVE	30 /10 /2005
		<b>Case Officer - Paul Mead</b>		
44/2005/0753 / PF	<b>10 Llys Penyffordd, Pentre Lane Rhuddlan Rhyl</b>  Erection of extension to existing dwelling	Mr & Mrs White	GRANT	19 /10 /2005
		<b>Case Officer - Paul Mead</b>		

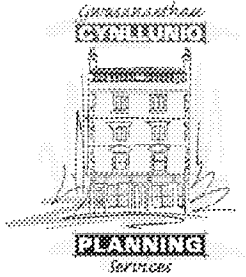
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44/2005/1021 / PO	<b>Castle Hill Hylas Lane Rhuddlan Rhyl</b>  Development of 0.04 ha of land by erection of single dwelling and detached garage and construction of new vehicular access (outline application).	Mr H L Ellis	REFUSE	13 /10 /2005
		<b>Case Officer - Philip Garner</b>		
44/2005/1094 / PF	<b>Clwyd House High Street Rhuddlan Rhyl</b>  Change of use from Class A1 shop to Class A2 office/letting agents	Mr Robin Burnage	GRANT	27 /10 /2005
		<b>Case Officer - Nicola Marie Jones</b>		
45/2004/1423 / PF	<b>Car park of former Marina Hotel 11-13 Marine Drive Rhyl</b>  Erection of 20 no. two-bed flats and construction of new pedestrian access	Haigh Properties Ltd	GRANT	25 /10 /2005
		<b>Case Officer - Mark Dakevne</b>		
45/2005/0394 / AD	<b>Land Junction of Marine Drive/Tynewydd Road at Point Hotel Hilton Drive Rhyl</b>  Retenion of non-illuminated site display board (retrospective application)	NWPS Developments	CONSENT	07 /10 /2005
		<b>Case Officer - Michael G Hughes</b>		

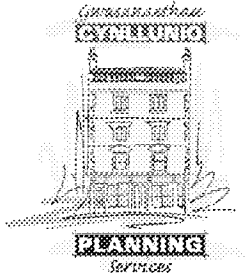
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45/2005/0644 / AD	<b>30 Bedford Street Rhyl</b>  Retention of non-illuminated wall sign (retrospective application)	Mr G Earl Bedford Garage	CONSENT	13 /10 /2005
		<b>Case Officer - Michael G Hughes</b>		
45/2005/0819 / PC	<b>31 Marine Drive Rhyl</b>  Erection of conservatory extension to rear of dwelling (retrospective application)	Mr P J Wigfield	GRANT	10 /10 /2005
		<b>Case Officer - Paul Mead</b>		
45/2005/0851 / PF	<b>Vale Road Garage 193 Vale Road Rhyl</b>  Removal of 3 No. underground storage tanks and replacement with 3 No. 50,000-litre underground double-skinned storage tanks. Installation of Trief island with offset fills, HGV air and water and HGV pump. Extension to canopy and increase in height by 900mm. Removal of existing blockwork and concrete, removal of existing car wash and relocation of jet wash to existing carwash pad.	Shell UK Limited	GRANT	03 /10 /2005
		<b>Case Officer - Paul Mead</b>		
45/2005/0899 / LB	<b>Churchill House Wellington Road Rhyl</b>	Mr M Cocks	CONSENT	28 /10 /2005

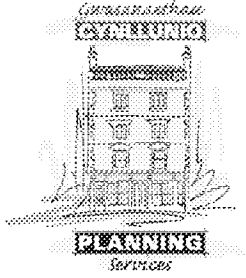
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	Replacement of multi-colour slate with blue/black single colour slate, new underslate felt and reconstruction of lead-covered gutters (Listed Building Application)	<b>Case Officer - Catrin E Williams</b>		
45/2005/0911 / PF	<b>Clwyd Alyn 19-21 High Street Rhyl</b>	Eastbridge Estates Ltd	GRANT	03 /10 /2005
	Conversion of former offices on upper floor to 10 no. self contained flats	<b>Case Officer - Sarah Stubbs</b>		
45/2005/0943 / PF	<b>Unit 2 10 - 12 Sussex Street Rhyl</b>	The Peacock Group Atlantic House	GRANT	04 /10 /2005
	Installation of new shop front and air conditioning and internal alterations	<b>Case Officer - Philin Garner</b>		
45/2005/0965 / AD	<b>Unit 2, 10, 12 Sussex Street Rhyl</b>	The Peacock Group	CONSENT	04 /10 /2005
	Display of 1 no. illuminated, fascia sign	<b>Case Officer - Michael G Hughes</b>		
45/2005/0968 / PF	<b>41 Lynton Walk Rhyl</b>	Mr & Mrs T Roberts	GRANT	03 /10 /2005
	Erection of two-storey extension to rear of dwelling	<b>Case Officer - Michael G Hughes</b>		

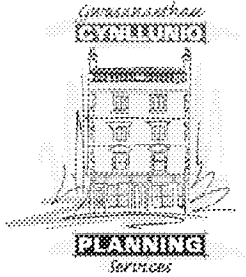
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45/2005/0972 / PF	<b>Our Lady Of The Assumption St. Mary's R C Church Ffynnongroew Road Rhyl</b>  Erection of replacement rail boundary fencing	Rev Fr Charles Ramsey	GRANT	18 /10 /2005
		<b>Case Officer - Nicola Marie Jones</b>		
45/2005/0983 / PF	<b>Land rear of 93 - 97 Vale Road Rhyl</b>  Use of land for siting of portable building to be used as office	Neale Lewis-Jones Dec Jays Rhyl Ltd	GRANT	05 /10 /2005
		<b>Case Officer - Nicola Marie Jones</b>		
45/2005/0987 / PF	<b>14 Madryn Avenue Rhyl</b>  Erection of lean to single-storey extension at rear of dwelling	Mr D Hall	GRANT	11 /10 /2005
		<b>Case Officer - Michael G Hughes</b>		
45/2005/0988 / AC	<b>Land rear of 93-97 Vale Road Rhyl</b>  Details of parking layout submitted in accordance with condition number 7 of planning permission code no. 45/2003/1356/PF	Mr Neale Lewis-Jones	APPROVE	05 /10 /2005
		<b>Case Officer - Sarah Stubbs</b>		

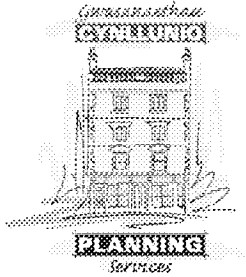
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45/2005/0996 / PF	<b>13 Michaels Road Rhyl</b>  Erection of pitched-roof extension to rear and new porch to side	Mr & Mrs T. M. Coghlan  <b>Case Officer - Philip Garner</b>	GRANT	06 /10 /2005
45/2005/0997 / PF	<b>Former Esplanade Service Station Rhyl Coast Road Rhyl</b>  Erection of building for tyre, battery and exhaust fitting to private cars and vans	A & F Webber  <b>Case Officer - Philip Garner</b>	GRANT	26 /10 /2005
45/2005/1000 / PF	<b>4 The Boulevard Rhyl</b>  Erection of two storey pitched roof extension at rear/side of dwelling	Mr & Mrs S Green  <b>Case Officer - Philip Garner</b>	GRANT	06 /10 /2005
45/2005/1022 / PS	<b>10 Kinmel Street Rhyl</b>  Variation of Condition No. 2 on planning permission Ref. 45/2003/1284/PF - hours of opening to read: Mondays-Saturdays 10.00 - 02.00 hours the following day and on Sundays 10.00-23.00 hours	Mr T Mahmood  <b>Case Officer - Michael G Hughes</b>	REFUSE	05 /10 /2005

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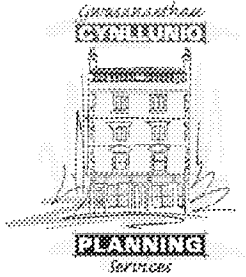


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45/2005/1027 / PC	<b>107 Marsh Road Rhyl</b>  Retention of use of premises as tool hire and sales centre	Delyn Hire Centres Limited	GRANT	05 /10 /2005  <b>Case Officer - Philip Garner</b>
45/2005/1036 / PF	<b>Flats A,B,C &amp; D Walton Court Old Golf Road Rhyl</b>  Construction of new pitched-roof over existing flat-roof	Mrs M Elshaw	GRANT	13 /10 /2005  <b>Case Officer - Philip Garner</b>
45/2005/1061 / PF	<b>Job Centre, Employment Service 80-82 High Street Rhyl</b>  Installation of 4 no. CCTV camera cages	Land Securities Trillium	GRANT	24 /10 /2005  <b>Case Officer - Paul Mead</b>
45/2005/1092 / PF	<b>5 Madryn Avenue Rhyl</b>  Erection of detached pitched-roof garage at side	Mr C Jones	GRANT	25 /10 /2005  <b>Case Officer - Philip Garner</b>
45/2005/1095 / PF	<b>Dolanog Residential Home 87 Russell Road Rhyl</b>  Erection of toilet extension	The Trustees	GRANT	14 /10 /2005  <b>Case Officer - Michael G Hughes</b>



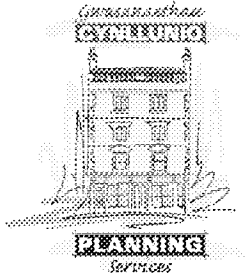
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45/2005/1230 / AC	<b>8 Hazel Court Rhyl</b>  Details of landscaping submitted in accordance with condition no. 4 of planning permission code no. 45/2005/0739/PF	Mr R & Mrs M Jones	APPROVE	20 /10 /2005
		<b>Case Officer - Paul Mead</b>		
45/2005/1231 / AC	<b>Sams Learning Tree 157/159 Vale Road Rhyl</b>  Details of gate and fence enclosure detail submitted in accordance with condition nos. 4 and 5 of planning permission code no. 45/2004/1591/PF	Sams Learning Tree	APPROVE	20 /10 /2005
		<b>Case Officer - Paul Mead</b>		
46/2005/0891 / PF	<b>Paddock at OS Parcel No. 2786 Glascoed Road St. Asaph</b>  Formation of new vehicular access to paddock	Mr D W Griffiths	GRANT	25 /10 /2005
		<b>Case Officer - Nicola Marie Jones</b>		
46/2005/0967 / PF	<b>Alpha Cottage Lower Denbigh Road St. Asaph</b>  Erection of single-storey pitched-roof extension to rear of dwelling	Mrs Lynch	GRANT	14 /10 /2005
		<b>Case Officer - Catrin E Williams</b>		

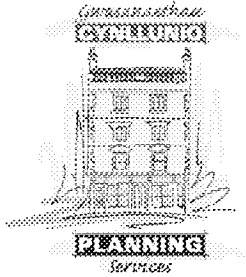
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46/2005/0971 / AC	<b>Land At Pentre Uchaf Farm Mount Road St. Asaph</b>	Mr P Beech	APPROVE	19 /10 /2005
	Details of landscaping and surface water regulation system submitted in accordance with condition nos. 2 & 5 of planning permission code no. 46/2004/1619/PF	<b>Case Officer - Sarah Stubbs</b>		
46/2005/1040 / PF	<b>22 Ashly Court St. Asaph</b>	Mr P W Roberts	GRANT	26 /10 /2005
	Erection of flat-roofed extension at rear of dwelling (partly in retrospect)	<b>Case Officer - Nicola Marie Jones</b>		
46/2005/1076 / PF	<b>4 Lon Y Parc St Asaph</b>	Mr & Mrs T Baker	GRANT	19 /10 /2005
	Erection of single storey lean-to extension at rear of dwelling.	<b>Case Officer - Philip Garner</b>		
47/2005/0866 / PF	<b>Land at (Former garden of) Ty Mona Rhuallt St. Asaph</b>	Celyn Builders	WDN	17 /10 /2005
	Erection of new dwelling and detached double garage, alterations to existing vehicular access and installation of private treatment plant	<b>Case Officer - Philip Garner</b>		

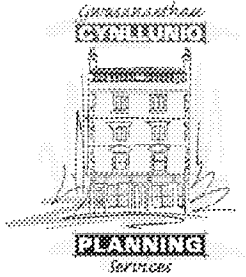
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47/2005/0903 / AC	<b>Brynhyfryd Tremeirchion St. Asaph</b>	Alwyn Williams	APPROVE	05 /10 /2005
	Details of rear dormer submitted in accordance with condition no. 2 of planning permission code. 47/2005/0565/PF	<b>Case Officer - Sarah Stubbs</b>		
47/2005/0923 / PF	<b>Penisa'r Mynydd Caravan Park Caerwys Road Rhuallt St. Asaph</b>	Mr G Dobbs	GRANT	27 /10 /2005
	Formation or car parking bays	<b>Case Officer - Paul Mead</b>		
47/2005/0998 / PF	<b>Bryngwyn Bach Rhuallt St. Asaph</b>	Mr A Hodgeson	GRANT	06 /10 /2005
	Two-storey and single-storey pitched-roof extensions to dwelling	<b>Case Officer - Philip Garner</b>		
47/2005/1059 / PO	<b>Land at Cildaigoed Tremeirchion St. Asaph</b>	Mr & Mrs R Lloyd	REFUSE	13 /10 /2005
	Development of 0.08ha of land for detached bungalow, installation of new septic tank and alterations to existing vehicular access (Outline application)	<b>Case Officer - Philip Garner</b>		

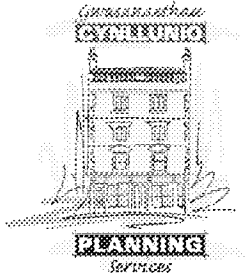
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47/2005/1060 / PF	<b>Outbuilding at Cildaigoed Tremeirchion St. Asaph</b>  Conversion of outbuilding to dwelling and installation of new septic tank	Mr & Mrs R Lloyd	GRANT	26 /10 /2005
		<b>Case Officer - Philip Garner</b>		
47/2005/1090 / PF	<b>Penisa'r Mynydd Caravan Park Caerwys Road Rhuallt St. Asaph</b>  Erection of office/reception building	Mr G Dobbs	GRANT	25 /10 /2005
		<b>Case Officer - Philip Garner</b>		
47/2005/1091 / PF	<b>Penisa'r Mynydd Caravan Park Caerwys Road Rhuallt St. Asaph</b>  Change of use of part of existing barn to create refuse store	Mr G Dobbs	GRANT	25 /10 /2005
		<b>Case Officer - Philip Garner</b>		
47/2005/1167 / AG	<b>Tan Llan Cwm Dyserth Rhyl</b>  Erection of new implement shed and portal framed livestock shed, and extension to existing agricultural building	Mr G Edwards	REFUSE	14 /10 /2005
		<b>Case Officer - Catrin E Williams</b>		
47/2005/1237 / AC	<b>Rhuallt Hall Holywell Road Rhuallt St. Asaph</b>	Mr Simon Harrison Smith	APPROVE	25 /10 /2005

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	Details of external wall and roof material submitted in accordance with condition number 2 of planning permission code no. 47/2005/0934/PF		<b>Case Officer - Sarah Stubbs</b>	
47/2005/1268 / AC	<b>Ty Newydd Tremeirchion St. Asaph</b>	Mr & Mrs D R Lowe	APPROVE	31 /10 /2005
	Details of landscaping submitted in accordance with condition no. 5 of planning permission code no. 47/2004/1408/PF		<b>Case Officer - Sarah Stubbs</b>	