

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on 22nd March 2006 at 09.30 a.m.

PRESENT

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

ALSO PRESENT

Head of Planning and Public Protection Services, Legal Services Manager, Development Control Manager, Team Leader (Major Applications), Senior Support Officer (G. Butler) Admin Officer (Judith Williams) and Bryn Jones (Translator)
Sue Broadway (Highways) also present for Clwyd Retail Park Application

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors. E.R. Jones, S.A. Davies, I.M. German, M.A. Webster, and Development Control Manager (Mark Dakeyne)

1. URGENT MATTERS

None

2. APPLICATION FOR PERMISSION FOR DEVELOPMENT

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

RESOLVED that: -

(a) *the recommendations of the Officers, as contained within the report now submitted, be confirmed and planning consents or refusals as the case may be, be issued as appropriate under the Town and Country Planning (General Permitted Development) Order 1995, Planning and Compensation Act, 1991, Town and Country Planning Advert Regulations, 1994 and/or Planning (Listed Buildings and Conservation Areas) Act, 1990 to the development proposed by the following plans subject to the conditions enumerated in the schedule now submitted:-*

(i) Consents

Application No.

Description and Situation

- 01/2005/1509/PF Following consideration of 1 additional letter of representation from: R Beedles, Tywysog Bach, Henllan and 23 other signatories.
Erection of single-storey building for use as buggy store.
Denbigh Golf Club Coppi Road Denbigh
- 16/2005/1483/PR Details of proposed dwelling submitted in accordance with condition no. 1 outline planning permission code no. 16/2004/0681/PO.
Land adjoining The Ranch House Lon Cae Glas Llanbedr Dyffryn Clwyd Ruthin
- 42/2005/1373/PF Conversion of and extension to stable to form 1 dwelling.
Land at Plas yn Foel Lower Foel Road Dyserth Rhyl
- 45/2006/0021/PF **Public Speaker For: D. Stantiford (Agent)**
Following Consideration of correction to report relating to customer floor space, Additional letters of representation from: Environment Agency; Head of Transport and Infrastructure; and Councillor J. Chamberlain-Jones. An additional plan was also circulated.
Erection of restaurant incorporating ancillary takeaway and associated works
Land at Clwyd Retail Park Rhyl Road Rhuddlan Rhyl
Subject to Amended Conditions 8, 9, and 10
Amended Condition 2
Clwyd Retail Park, Rhyl
2. In relation to the drainage arrangements:
a) Foul water and surface water discharges must be drained separately from the site.
b) No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.
c) No land drainage run-off shall be permitted, either directly or indirectly, to discharge into the public sewerage system.
d) A suitable grease trap shall be provided to prevent entry into the public sewage system of matter likely to interfere with the free flow of sewer contents, or which would prejudicially affect the treatment and disposal of such contents.
8. The use of the building shall not be permitted to commence until the bicycle store, refuse store

and arrangements for the disposal of litter outside the building have been completed.

9. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the finished floor level of the building. The development shall be carried out in strict accordance with the level approved under this condition.

Reason: To mitigate against the impact of flooding

10. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailing of a pedestrian and cycleway link between the site and the footway/cycleway running alongside the A525; and the link shall be completed in accordance with the details approved under this condition prior to commencement of the use of the building.

Reason: To facilitate a convenient pedestrian and cycle link between the site and the A525 pathway.

Additional Note to Applicant

With regard to condition 10 and to highway safety issues in relation to the A525, you are advised to contact the Highways Officers to discuss an appropriate approach to questions of traffic/pedestrian/cycle management in conjunction with the development.

Members requested contact with the police over the possibility of reducing the speed limits along the A525 in the vicinity of the retail park. Local members to be kept informed of the outcome by Sue Broadway.

REFUSAL

23/2005/1403/PC

Continuation of use of former agricultural building as storage and distribution (retrospective application)

Outbuildings at Bryn Eglur Llanrhaeadr Denbigh

Amend reason for refusal

- 1) The site is approached by means of narrow, unclassified roads, that are substandard in width and alignment to serve the storage and distribution use. Given the size of the building, the proposal would result in a material increase in the volume and type of vehicular traffic using these roads, with consequent additional dangers to all highway users contrary to Policy

TRA 6, criterion (vii) of Policy GEN 6, and criterion (i) (g) of Policy EMP 5 of the Denbighshire Unitary Development Plan and TAN 6 – Agricultural Rural Development.
Previously authorised Enforcement Notice needs to be served – 3 month compliance period.

DEFERRED FOR REASONS GIVEN

43/2003/1360/PR

Following consideration of 2 additional letters of representation from: Conservation Architect; Landscape Architect

Details of design, external appearance and landscaping of foodstore and petrol filling station submitted in accordance with Condition No. 1 of outline planning permission Ref. No 43/1997/0910/PO (Reserved matters)

Land at High Street Prestatyn

DEFERRED with instruction of Officers to contact the applicants to negotiate alternative designs for the store building. Preference expressed for “more traditional” detailing.

(Councillor C.H. Williams abstained from voting)

3 HOUSING DEVELOPMENT AT CEFN Y GWYRCH MELIDEN

Report received for information

4 ENFORCEMENT COMMITTEE AUTHORISATIONS - REVIEW

Report received for information

5 INFORMATION ITEM: DENBIGHSHIRE WEBSITE

Head of Planning and Public Protection presented his report on the success the Planning Website has had in a recent survey, gaining 18 out of possible 21 points.

He also referred to the Department’s success during the last quarter with regard to speed in determining applications – being the best in Wales.

Several Members offered their congratulations to the staff, who they said, are always courteous and helpful.

6 LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning and Public Protection Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between 1st February and 28th February 2006.

RESOLVED that the report be received.

The meeting closed at 11.00 am
