

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 19<sup>th</sup> April 2006 at 9.30 a.m.

### PRESENT

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

### ALSO PRESENT

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

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors. M.LI. Davies, H. Evans, M.A. German, G. Kensler, D. Jones

#### 1. URGENT MATTERS

None

#### 2. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

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

#### **RESLOVED** that: -

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

(i) Consents

<u>Application No.</u>	<u>Description and Situation</u>
42/2005/1327/PC	<p><b>Public Speaker For: Bob Logan</b>  Following consideration of 1 additional letter of representation from: Applicant's agent  Construction of outbuilding for purposes incidental to use of the main dwelling (retrospective application)  <b>Mount House, Bryniau, Dyserth, Rhyl</b>  Subject to New Note to Applicant  You are requested to reinstate any land disturbed by the construction works to the rear of the outbuilding as the area is common land</p>
44/2006/0175/PC	<p>Following consideration of Report of Site Visit held on 12<sup>th</sup> April  Formation of new vehicular access  <b>Land-Field No. 4968 at rear of Plas Newydd, Abergele Road, Rhuddlan, Rhyl</b>  Additional/additional Conditions</p> <ol style="list-style-type: none"> <li>3. Vehicular access to the adjoining highway shall be limited to the new access shown on the approved plan and the existing access onto Abergele Road as shown on the approved plan shall be permanently closed within one month of the completion of the new access</li> <li>4. Prior to the commencement of the use of the new access, a scheme of hedge planting to the existing access, to include hawthorn to match the existing hedgerow, shall be submitted to and approved in writing by the local planning authority. The approved hedge planting shall be carried out in the next planting and seeding season following the commencement of use of the new access and any trees or plants which, within a period of 5 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  <i>Reason: In the interest of visual amenity</i></li> <li>5. The new access gate to the field indicated on the approved plan shall be provided concurrently with the commencement of use of the new access and thereafter permanently retained  <i>Reason: In the interest of highway safety</i></li> </ol>
47/2005/1536/PF	Amended description: erection of new dwelling

**Pant Ifan Newydd, Holywell Road, Rhualt, St. Asaph**

Amended Conditions

Delete condition 1 and renumber remaining conditions

4. "No fenestration shall be inserted until etc"
5. Within 3 months of the date of this permission there shall be submitted for approval in writing by the Local Planning Authority a detailed scheme for hard and soft landscaping etc.
6. "landscaping shall be carried out in the October 2006 – April 2007 planting and seeding seasons etc

02/2006/0083/PO

Development of 0.03 hectares of land by erection of one dwelling and alterations to existing vehicular access (Outline application)

**Land fronting Parc y Dre Road forming part garden of 70 Borthyn, Rhyl**

Amended Conditions:

1. Approval of the details of the siting, design and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
7. Notwithstanding the provision of Classes A, B, C and E 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

Additional notes to applicant

You are advised that the Council considers that it would be difficult to design a 3 bedroomed house on the site with adequate separation distances and in this respect should make early contact with the Council to discuss a detailed scheme for the site, including siting and the main aspects of the dwelling. The requirements of condition no. 1 include landscaping of the site and in this respect the landscaping scheme shall include for replacement of the trees lost as part of the development

10/2006/0164/PF

Erection of 1 no. detached dwelling

**Land at Capel Seion, Bryneglwys, Corwen**

Subject to: Amended/Additional Conditions

4. "following the commencement of the development"
6. Delete "at ground floor level"
9. Notwithstanding the provisions of Classes A, B, C and E 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.

14/2006/0059/PF

Following consideration of letter from applicant's agent

Erection and operation of 70 metre meteorological monitoring mast for the purpose of collecting wind resource data

**Land in Clocaenog Forest East of Marial Gwyn, Cyffylliog, Ruthin**

Additional Condition

3. The data obtained from the mast hereby permitted shall be made available to all tenderers for contracts on Forestry Commission land during the tendering period, up to the formal award of contracts for development.

*Reason: To ensure the need for additional met. masts is kept to a minimum in the interests of visual amenity*

25/2005/1514/PR

Following consideration of correction to report – "easterly boundary" not "westerly boundary"

Details of siting, design and external appearance of buildings, means of access and landscaping submitted in accordance with condition no. 1 of outline planning permission code no.

25/2002/1107/PO

**Land Opposite Penlan, Nantglyn, Denbigh**

Amended Conditions

Delete conditions no's 1, 3, 9 and 10 and renumber remaining conditions

Amended Not to Applicant:

In connection with the listed barn, you should consider the preparation of a suitable management strategy to ensure works to safeguard the building during construction works. In addition, positive proposals for refurbishment of the barn should be progressed as soon as possible to ensure that its condition does not deteriorate further. The Council will be monitoring the condition of the barn with a view to considering the possibility of enforcement action in the future including the serving of a repairs notice if works are not carried out expeditiously.

### **Refusals**

03/2006/0257/PC

Retention of 4 No. white UPVC sash windows on front elevation (retrospective application)

**10 Berwyn Street, Llangollen**

Authorisation also given for Enforcement Action

**RESOLVED**

- (i) Serve an enforcement notice to remove the unauthorised UPVC windows and replace with suitable designed and detailed sliding sash timber windows
- (ii) Legal action authorised against failure to comply with the requirements of any notices served

### **Site Visits**

43/2006/0084/PF

Following consideration of 1 additional letter of representation from: letter from Councillor N. Hugh-Jones requesting Site Visit

**9 Mount Ida Road, Prestatyn**

(Councillor J.M. Davies wished it to be noted that he abstained from voting)

## **3. ENFORCEMENT ITEM**

ENF/2006/00030

3 Grawys Villas Lenten Pool Denbigh

Unauthorised Insertion of double glazed upvc door and windows

Submitted, report by the Head of Planning and Public Protection

**RESOLVED** *that authorisation be granted for the following:*

- (i) Serve an Enforcement Notice to secure the removal of the authorised UPVC shopfront, door and windows and their replacement with a shopfront of timber materials, a timber front door and 3 no. traditional timber sliding sash windows with 12 pane upper stained glass feature
- (ii) Instigate prosecution proceedings or other appropriate action under the Planning Acts against the persons upon whom any Enforcement Notice or other such notice is served and ensure legal action is taken should they fail to comply with the requirements of the Enforcement Notice

**4. APPEAL DECISION UPDATE**

Submitted, report by Head of Planning and Public Protection.

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

**5. 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 1<sup>st</sup> March 2006 and 31<sup>st</sup> March 2006.

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

The meeting closed at 10.36 am