

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 24th May 2006 at 9.30a.m.

PRESENT

Councillors J.R. Bartley, R.E. Barton, J. Butterfield, J. Chamberlain-Jones, J.M. Davies, M.LI. Davies, S.A. Davies, G.C. Evans, H.H. Evans, S. Frobisher, I.M. German, D. Hannam, K.N. Hawkins, T.K. Hodgson, C.L. Hughes, T.R. Hughes, N. Hugh-Jones, E.R. Jones, H. Jones, M.M. Jones, G.M. Kensler, P.W. Owen, N.P. Roberts, J.A. Smith, D.A.J. Thomas, S. 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), Team Leader (Support) (G Butler), Customer Services Officer (Judith Williams) and Sandra Williams (Translator)

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors M.German and M. Webster

The Legal Services Manager welcomed everyone to the meeting and announced that Councillor J Smith has replaced Councillor Ken Hawkins as Independent Group representative on Planning Committee with immediate effect.

1. ELECTION OF CHAIR

Councillor M.LI. Davies queried the procedure regarding the chairing of the meeting prior to the election of Chair. He questioned whether it was correct for Legal Services Manager to conduct the meeting at this stage.

Legal Services Manager advised that it was custom and practice for a senior officer to seek nominations for the appointment of Chair and would confirm the procedure in writing to the Member.

Councillor Selwyn Thomas was nominated and seconded as Chair. There being no other nominations Councillor Thomas was duly elected Chair for the ensuing year. Councillor Thomas thanked the Members for his re-appointment.

2. ELECTION OF VICE CHAIR

Councillor S Thomas requested nominations for Vice Chair.

Councillor Lloyd Williams was nominated and seconded and there being no other nominations was duly elected Vice Chair of Planning Committee for the ensuing year.

GRAHAM BOASE

The Committee congratulated Mr Boase and his partner on the birth of their first baby.

3. URGENT ITEMS

Councillor J. Butterfield raised the issue of affordable housing in respect of a site in Rhyl. Difficulties with the provision of affordable housing had resulted in the developer not being able to proceed at the present time and the issues needed to be resolved.

SEE JK

4. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

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

RESOLVED that:-

- (a) *the recommendations of the Officers, as contained within the report now submitted, be confirmed and planning consents or refusals as the case may be, be issued as appropriate under the Town and Country Planning (General Permitted Developments) 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 schedule now submitted:-*

(i) **Consents**

<u>Application No.</u>	<u>Description and Situation</u>
10/2006/0273/PF	<p>Conversion of redundant outbuilding to single dwelling, installation of new septic tank upgrading of existing access track</p> <p>Outbuilding at Blaen Ial Farm Bryneglwys Corwen</p> <p>GRANTED subject to amended/additional condition</p> <p>3. "mortar mix"</p> <p>11. Details of the upgrading of the access track to the development and its entrance onto the adopted highway shall be submitted and approved in writing to the Local Planning Authority prior to any work commencing on the access track. The access track shall be upgraded in accordance with the approved details prior to the occupation of the dwelling hereby permitted.</p> <p>Reason: In the interests of visual amenity and highway safety.</p>
28/2006/0013/PF	<p>Speaker for: Mrs Vanessa Griffiths</p> <p>Change of use and alteration to existing post office and store to create mixed use of post office and tea rooms incorporating external tea garden.</p> <p>Post Office Denbigh Street Henllan Denbigh</p> <p>GRANTED subject to Amended Condition 3</p> <p>08.00 – 18.00 Mondays to Saturdays</p> <p>10.00 – 18.00 Sundays</p>
43/2006/0084/PF	<p>Speaker Against: J Newman</p> <p>Speaker For: J McGeowan</p> <p>Following consideration of a report on the site visit of 19th May 2006 and letters received from J P Newman, 11, Mount Ida Road; R J Newman, 7 Mount Ida Road; P Jones, 57a Pendre Avenue; Mrs G Highland, 57 Pendre Avenue, Prestatyn</p>

Erection of two-storey pitched-roof extension at rear and pitched-roof to utility room at front/side of dwelling.

9 Mount Ida Road Prestatyn

GRANTED subject to Additional Conditions
3. The self coloured render panels indicated on the side and rear elevation of the extension shall be provided in accordance with the approved plans concurrently with the development hereby permitted and thereafter retained in accordance with the approved plans unless otherwise agreed by in writing by the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

4. The existing conifer hedge to the rear (north west) boundary of the application site shall be retained to a minimum height of 1.8m unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

(The following Voted to Refuse permission
Councillors : N H Jones, J C Jones
Abstained from voting: G Kensler)

43/2006/0243/PO Following consideration of 1 additional letter of representation from: Applicant.
Development of 0.05ha of land by the erection of a dwelling house (outline application)

Land adjoining 30 Calthorpe Drive Prestatyn

(Councillor I German abstained from voting)

GRANTED subject to the following New

Notes to Applicant:

(1) Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 2, 4, 5 and 10

(2) Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

(3) 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.

- 43/2006/0336/PF Amended details of dwellings on Plots 5 and 6 to permit the erection of dormer bungalows in place of bungalows.
Land at 72 Gronant Road Prestatyn
GRANTED
- 47/2006/0037/PF (Councillor Lloyd Williams declared an interest in the following application and left the Chamber during consideration thereof)
Erection of replacement dwelling
Land at Wern Ddu Waen St Asaph
GRANTED Subject to Amended Condition No. 7 add "as shown on the plan attached to and forming part of this decision notice".

Refusals

- 10/2006/0383/PF Erection of brick boundary wall and brick pillars to overall height of 2.2m (partly retrospective)
1 Llan Ucha Bryneglwys Corwen
REFUSED and resolved that:
Authorisation be given for the following:-
 1. Serve an Enforcement Notice to remove the unauthorised wall and return the land to its original state before the wall was erected.
 2. Instigate prosecution proceedings or other appropriate action under the Planning Acts against any person or persons upon whom any Enforcement Notice, or other notice is served against whom legal action is taken should they fail to comply with the requirements of the Enforcement Notice.
 3. Period for compliance – 6 months
- 45/2006/0265/PF Erection of detached workshop building for use of electrical repairs (retrospective)
Workshop Rear of 13 Knowsley Avenue Rhyl
REFUSED subject to following
Amended reason for refusal
"by reason of noise and disturbance"
And that Authorisation to take enforcement action be given, subject to the following Amendment:
Serve an Enforcement Notice to secure the cessation of the business use and for the

building to revert to uses ancillary to the adjacent residential dwelling, 13 Knowsley Avenue, or demolish the building and reinstate the land to form part of the garden of 13 Knowsley Avenue
(Compliance period – 3 months)

Site Visit

13/2005/1551/PF Retention of building and extension to domestic curtilage
Llanerchgron Barn Pwllglas Ruthin

Defer the following application

46/2005/0517/PF Renewal of planning permission ref 46/2000/463/PF for the erection of hotel accommodation comprising 21 no self catering apartments, formation of car park and alterations to vehicular access
Talardy Park Hotel The Roe St Asaph
Application **DEFERRED** at Officers request due to work currently being carried out by Environment Agency updating information on the River Elwy

5. FORMER NORTH WALES HOSPITAL DENBIGH

Submitted – report by the Head of Planning and Public Protection updating members on developments since Full Council resolution to grant permission subject to a 106 Agreement.

Councillor R. Bartley asked that consideration be given to submitting a report to Full Council.

Officers agreed to check the minutes of the previous meetings to establish whether it was resolved to report back to Planning Committee or Full Council.

RESOLVED that the report be received for information.

6. PROPOSED WIND TURBINE DEVELOPMENT AT WERN DDU GWYDDELWERN

Submitted Report by Head of Planning and Public Protection to update members.

The Committee was further advised that an appeal inquiring will take place on 26th September and is scheduled to last 4 days.

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

7. PUBLIC OPEN SPACE COMMUTED SUM SCHEME

Submitted Report by Head of Planning and Public Protection detailing commuted sum payments received, Sums awaited, and grant offers made.

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

8. INFORMATION REPORTS

Submitted, Reports for information on: Member Training; Public Access Portal and Mineral Planning

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

9. 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 April 2006 and 30th April 2006.

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

The meeting closed at 11.20 am