

**PWYLLGOR CYNLLUNIO**  
**CYFARFOD: 24ain Mai 2006**  
**Eitem: 4**

**PLANNING COMMITTEE**  
**MEETING - 24th May 2006**  
**Agenda Item: 4**

**DEDDF CYNLLUNIO TREF A GWLAD 1990**  
**CYNLLUNIO TREF A GWLAD (DATBLYGIAD CYFFREDINOL)**  
**GORCHYMYN 1995 - HYD HEDDIW**  
**DEDDF CYNLLUNIO A IAWNDAL 1991**  
**RHEOLIAD HYSBYSEBU CYNLLUNIO TREF A GWLAD 1994**  
**DEDDF CYNLLUNIO (ADEILADAU RHESTREDIG A CHADWRAETH)**  
**1990**  
**CEISIADAU AM GANIATAD DATBLYGU**

Adroddiadau ac argymhellion gan Swyddogion i'w hystyried a'u datrys gan Awdurdod Cynllunio'r Sir.

Bydd pob cais am y cynigion a nodir yn yr adroddiad hwn ar gael i'w archwilio gan Aelodau o'r Pwyllgor cyn ac yn ystod y cyfarfod lle ystyrir y ceisiadau.

Gellir gweld y Papurau Cefndir i bob cais, gan gynnwys ffurflenni, cynlluniau, gohebiaeth, Cynllun Datblygiad a dogfennau arweiniad yn ystod yr oriau swyddfa arferol.

**Nid yw'r atodiad y cyfeiriwyd ato yn yr adroddiad ar gael yn Gymraeg ac mae hynny yn unol â Chynllun Iaith Gymraeg y Cyngor**

**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

**DENBIGHSHIRE COUNTY COUNCIL  
PLANNING COMMITTEE  
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**ITEM NO:** 1  
**WARD NO:** Llanfair Dyffryn Ciwyd / Gwyddelwern  
**APPLICATION NO:** 10/2006/0273/ PF  
**PROPOSAL:** Conversion of redundant outbuilding to single dwelling, installation of new septic tank and upgrading of existing access track  
**LOCATION:** Outbuilding At Blaen Ial Farm Bryneglwys Corwen  
**APPLICANT:** Mr. A. Jones  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

1. BRYNEGLWYS COMMUNITY COUNCIL  
Awaiting response.
2. PRINCIPAL BUILDING CONTROL OFFICER  
The structural report is an accurate reflection of the state of the building, it is capable of conversion and can be implemented without demolition/ reconstruction in excess of that shown on the plan.
3. HEAD OF TRANSPORT AND INFRASTRUCTURE  
No objection.
4. Environment Agency  
No objection .
5. LAND DRAINAGE  
No objection.
6. PUBLIC PROTECTION  
No objection.
7. COUNTRYSIDE COUNCIL FOR WALES  
Suggest that a condition is attached in relation to a bat and bird survey on approval.

**RESPONSE TO PUBLICITY:**

Letters of representation were received from the following:

1. A. Harris, Rhiw Ial, Bryneglwys, Corwen

Summary of planning based representations:

- i) Concerns in relation to drainage and freshwater supply

**EXPIRY DATE OF APPLICATION: 18/04/2006**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The application site is located off the main A5104 Corwen to Bryneglwys road along a narrow lane approximately 1 mile from the main road. It is situated in a rural location and comprises of a farm complex with a farmhouse and numerous detached outbuildings.
2. The current proposal is for the conversion of one of the outbuildings to the north of the main dwelling to form a single unit of residential accommodation. The building forming the application site is a single storey split level building built of stone with a slate roof. It is proposed to be converted into a two bedroom unit with a kitchen, lounge and bathroom. There is an existing track leading up to the outbuilding which is to be upgraded as part of the application to form a permanent access for the development.

**RELEVANT PLANNING HISTORY:**

3. None

**PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)
  - Policy GEN3 – Development outside development boundaries
  - Policy GEN6 – Development control considerations
  - Policy HSG9 – Residential Conversion of rural buildings to dwellings
  - Policy SPG16 – Conversion of rural buildings
  - Policy SPG21 – Parking requirements in new developments

**GOVERNMENT GUIDANCE**

Planning Policy Wales : March 2002

**MAIN PLANNING CONSIDERATIONS:**

5.
  - i) Principle of development
  - ii) Impact on visual amenity
  - iii) Impact on residential amenity
  - iv) Highway and parking considerations
  - v) Drainage and water supply issues
6. In relation to the main planning considerations as noted in paragraph 5 above:
  - i) Principle of development

Policy GEN3 considers development outside development boundaries and states that the conversion of rural buildings is acceptable development in the open countryside subject to the provisions of Policy HSG9. The application is accompanied by a supporting statement outlining why the building is not suitable for business use. The reason stated for this is the location of the building and its proximity to the existing dwelling. Comments received from the Building Control section state that the structural report is an accurate reflection of the state of the building, that the building is capable of conversion and that the scheme can be implemented without demolition/ reconstruction in excess of that shown on the plan. This supporting documentation evidences that the principle of development is considered to be acceptable

and in accordance with Policy HSG9.

- ii) Impact on visual amenity  
The proposed scheme of conversion is considered to have an acceptable impact on the visual amenity of the application site and the wider surrounding rural environment. The proposal will retain traditional materials and building style of the locality and the scheme utilises the existing openings in the building, minimising the extent of new structural openings required.
- iii) Impact on residential amenity  
The impact of the proposal on residential amenity is considered to be limited. The outbuilding is located at a distance of 13m from the front elevation of Blaen Ial. However, the main dwelling is located on a level higher up than the application site. The main curtilage area for Blaen Ial is located to the rear of the dwelling, therefore the distance between the buildings will not result in any direct loss of residential amenity for the occupants of Blaen Ial or the future occupants of the barn. The barn conversion itself affords adequate standards of residential amenity space in terms of a private curtilage area.
- iv) Highway and parking considerations  
SPG21 recommends that 2 car parking spaces are required for a two bedroom dwelling unit; this is shown on the proposed plan. The Highways Department is satisfied with the parking and turning arrangements on the site.
- v) Drainage and water supply  
Concerns have been raised in relation to drainage issues on the site. The proposed method of dealing with the drainage is via the installation of a septic tank within the proposed curtilage area of the barn. Three trial holes for percolation tests have been submitted as information as part of the application and the comments received from consultees suggest that the drainage proposed for the development is satisfactory. Further comments state that Blaen Ial is served by a private water supply and the proposed conversion is also proposed to be served by this facility. It is stated that the installation of the septic tank will not affect the private water supply to these buildings. Thus, it is considered that drainage and water supply proposals are satisfactory.

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

7. The application is for the conversion of a redundant farm building into a single unit of residential accommodation. The principle of development is considered to be acceptable based on planning policy as is the impact on visual and residential amenity. The proposal is in accordance with Policy HSG9 and SPG16 on barn conversions. Highways have no objection to the proposal and the issues in relation to drainage and water supply have been addressed.

#### **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 to be used on the roof of the building(s) shall be blue/grey natural mineral slate of uniform colour and texture.
3. Any existing wall opening(s) to be blocked up and/or existing walls/stonework to be restored in accordance with the approved plans shall be carried out with materials which match those used on the existing walls of which they form part, in texture, type, colour, mortar

and pointing.

4. The dwelling shall not be occupied until its parking space and the access thereto have been laid out in accordance with the approved plans.
5. The proposed septic tank and ancillary soakaway system shall conform to BS6297 and no part of the system shall be sited within 10 metres of any watercourse.
6. Prior to their installation, further details of the colour and proposed finish of the windows, doors, fascia, soffit and barge boards shall be submitted to and approved in writing by the Local Planning Authority.
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 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.
8. 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.
9. Notwithstanding the provisions of Classes A, B, C, D & 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.
10. Prior to the commencement of the development hereby permitted, detailed site surveys shall be undertaken to investigate the potential presence of Bat species and Birds (Roost Survey & Nest Survey) on the site. The surveys, 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 development.

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 visual amenity
4. In order that adequate parking facilities are available within the curtilage of the site.
5. To ensure the proper drainage of the site and to minimise the risk of pollution.
6. In the interest of visual amenity.
7. To ensure a satisfactory standard of development, in the interests of visual amenity.
8. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity
9. In the interests of residential and/or visual amenity.
10. In the interest of nature conservation.

**NOTES TO APPLICANT:**

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 and 10.

Please see attached guidance notes from the Environment Agency.

**ITEM NO:** 2  
**WARD NO:** Llanfair Dyffryn Clwyd / Gwyddelwern  
**APPLICATION NO:** 10/2006/0383/ PF  
**PROPOSAL:** Erection of brick boundary wall and brick pillars to overall height of 2.2m  
**LOCATION:** Llan Ucha Bryneglwys Corwen  
**APPLICANT:** Mr A Hughes  
**CONSTRAINTS:** Public Footpath / Bridleway  
**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

8. BRYNEGLWYS COMMUNITY COUNCIL  
Awaiting response.
9. CONSERVATION ARCHITECT  
Object to the proposed 2.2m high brick wall as having an adverse affect on the character and appearance and setting and approach to the listed Church. The use of red-brown brickwork, where existing walls are of random coursed local stonework, is insensitive in appearance and adversely affects the setting to the listed Church and approach to the listed Church and as an extension to the existing stone wall and relationship with other stone built forms deprives the area of its sense of place and character. A 2.2m high wall is not required and is unjustified and is not in scale with existing built forms.
10. FOOTPATHS OFFICER  
Awaiting response.

**RESPONSE TO PUBLICITY:**

**EXPIRY DATE OF APPLICATION:** 10/05/2006

**REASONS FOR DELAY IN DECISION:**

- Need to report to committee due to enforcement implications

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The dwelling is a two-storey semi-detached house with dormer windows facing the frontage road and with a slate roof and grey/white pebbledash render finish. St. Tysilio's Church is located to the rear of the dwelling, this building is Grade II\* Listed. The dwelling is on the edge of the village of Bryneglwys and in an area of predominantly stone and slate and render construction.

2. Work on the wall commenced around November 2005. This application arises out of enforcement investigations commenced around that time.

**RELEVANT PLANNING HISTORY:**

3. None

**PLANNING POLICIES AND GUIDANCE:**

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 1 – Development within development boundaries  
Policy ENV 2 – Development affecting the AOB  
Policy CON 1 – The setting of listed buildings

**GOVERNMENT GUIDANCE**

Planning Policy Wales : March 2002  
Welsh Office Circular 1/98

**MAIN PLANNING CONSIDERATIONS:**

5.
  - i) Principle of development
  - ii) Impact on visual amenity
  - iii) Impact on setting of listed building
  - iv) Impact on AOB
  
6. In relation to the considerations as noted in Paragraph 5 above:-
  - i) The principle of some form of enclosure is considered to be acceptable given the location within the development boundary. This is in accordance with Policy GEN 1.
  - ii) The height of the wall at 2.2m causes concern in this location, being much higher than any other means of enclosure in close proximity. Given the sloping nature of the land away from the application site (down towards No. 2 Llan Ucha), the height is not consistent along the length of the wall. The materials used for its construction are red-brown brick, which are not found within this area of the village. Stone and render are the predominant type of material. Thus the use of brick in this location would be contrary to criteria i) and ii) of Policy GEN 6.
  - iii) St. Tysilio's Church is located to the rear of the application site. It is a Grade II\* Listed Building, with the entrance leading up to the Church located alongside the side elevation of No. 1 Llan Ucha. Comments from the Conservation Architect state that the proposal is harmful to the character and appearance and setting and approach of the listed Church. These comments are supported and indicate that the proposal is not in accordance with Policy CON 1 of the Denbighshire Unitary Development Plan.

**SUMMARY AND CONCLUSIONS:**

7. The height of the wall and use of brick material in this location has an adverse impact on the visual amenity of the area and affects the setting of an important listed building.



**RECOMMENDATION (A): REFUSE-** subject to the following reasons:-

1. The erection of a 2.2m high red-brown brick wall in an area of predominantly traditional stone materials has a detrimental impact on the visual amenity of the area and is considered to adversely affect the character, appearance and setting of the historically important Grade II\* Listed Building of St. Tysilio's Church. The proposal does not therefore comply with criteria i) and ii) of Policy GEN 6 and Policy CON 1 of the Denbighshire Unitary Development Plan and advice contained in Planning Policy Wales (March 2002).

**NOTES TO APPLICANT:**

None

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**Enforcement Report:**

1. This application is retrospective and relates to the erection of a 2.2m brick wall surrounding the residential property of No. 1 Llan Ucha, Bryneglwys. The historically important Grade II\* Listed Building of St. Tysilio's Church lies to the rear of No. 1 Llan Ucha, with the entrance leading to the Church alongside the dwelling and recently constructed wall. The development is considered to be unacceptable in relation to planning policies, therefore this report seeks member authorisation to take the necessary enforcement action. In considering taking enforcement action against unauthorised development, the provisions of the Human Rights Act 1998 are taken into account. It is considered that these rights are outweighed in that the development is unacceptable due to the height and materials used for the erection of the wall and the impact of this on the visual amenity of the locality along with the unacceptable impact of the wall on the character, appearance and setting of the historically important St. Tysilio's Church.

**Reasons for taking enforcement action:**

2. The unauthorised development was carried out in the last 4 years.
3. The development is considered to be unacceptable. The imposition of planning conditions as part of any grant of planning permission would not overcome this.

**RECOMMENDATION (B) –** 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

**ITEM NO:** 3

**WARD NO:** Efenechtyd

**APPLICATION NO:** 13/2005/1551/ PF

**PROPOSAL:** Retention of building and extension to domestic curtilage

**LOCATION:** Llanerchgron Barn Pwllglas Ruthin

**APPLICANT:** Mr R T Thompson

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

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

**CONSULTATION RESPONSES:**

11. EFENECHTYD COMMUNITY COUNCIL  
Awaiting response.
12. LANDSCAPE ARCHITECT  
Awaiting response.

**RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. Mr. & Mrs. R. Adamson, Llanerchgron Isa, Pwllglas (2 no. letters, 1 on original plans and 1 on amended plans)

Summary of planning based representations from both letters:

- i) Building erected does not resemble what has previously been given permission and has not been erected in location where consent was granted.
- ii) Use of building – not for agricultural purposes.
- iii) Concerns about overlooking.
- iv) Size, scale and design of building.
- v) Uncertainty over intentions regarding the use of the building.
- vi) Covenants on land
- vii) Landscaping proposed would not adequately screen building.

**EXPIRY DATE OF APPLICATION: 07/03/2006**

**REASONS FOR DELAY IN DECISION:**

- delay in receipt of key consultation response(s)
- 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 is located in a rural location just off the main A494 Ruthin to Pwllglas road. It lies outside the main settlement boundary of the village of Pwllglas. Two dwellings are located here, Llanerchgron Isa which is located nearest the road and Llanerchgron Barn which is located to the rear of Llanerchgron Isa. Both dwellings have separate accesses.
2. Permission was granted in 1998 for the resiting of an existing agricultural barn. This application was made by the occupants of Llanerchgron Barn and was approved with 4 no. conditions on the 11<sup>th</sup> March 1999. The approved barn was stated to be for agricultural use and the proposed measurements approved were 10.5 m in length, 7.4 m in width and 5.1 m in height to the ridge.
3. In October 2005 it became apparent to Officers that the building being erected was significantly different to that permitted in 1998 and was therefore unauthorised. Enforcement investigations have resulted in this application.
4. The current application is for the retention of the unauthorised building and a change of use of the land to form an extension to the residential curtilage. The building to be retained is a detached, pitched roof structure constructed of wooden walls with a stone plinth and a blue grey corrugated cement roof. 3 no. stable doors are located in the front elevation, with white windows to the elevations. The building measures 15.1m in length, 6.2m in width and is 6.7m high to the ridge. There is access within the building to a 1<sup>st</sup> floor level. Currently the building is sited on open land. The applicant states that it is to be used for domestic storage and as an office and stable building.

### **RELEVANT PLANNING HISTORY:**

5. **13/889/98/PF** – Resiting of existing agricultural building. GRANTED with conditions on the 11<sup>th</sup> March 1999.

**13/2002/1246/AC** – Details of roof materials submitted in accordance with condition no. 4 of planning permission no. 13/889/98/PF. Approved on 6<sup>th</sup> December 2002

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

6. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 3 – Development Outside Development Boundaries  
Policy GEN 6 – Development Control Requirements  
Policy HSG 16 – Extensions to domestic gardens

#### **GOVERNMENT GUIDANCE**

Planning Policy Wales (March 2002)

### **MAIN PLANNING CONSIDERATIONS:**

7.
  - i) Retention of building
  - ii) Impact on visual amenity
  - iii) Impact on residential amenity
  - iv) Extension to domestic garden
  - v) Other issues raised by objectors

8. In relation to the main planning considerations in paragraph 7:
- i) Retention of building  
Permission was granted in 1999 for the erection of a building to be used for agricultural purposes to replace an existing building. The erection of the building subject to this application commenced in 2002, with work still to be completed. The building is not used for agricultural purposes which was its intended use, neither is it used for the keeping of horses. Moreover it is materially different to that previously permitted in terms of use, scale and design. The building is to be used for domestic storage, stabling and as an office/workshop building in connection with Llanerchgron Barn. The above factors result in materially different considerations and the previous planning permission has only limited weight.
  - ii) Impact on visual amenity  
The size and scale of the building to be retained is large and its siting, as a domestic building, is poorly related to the existing dwelling. The timber wall material accentuates the impact. The roof is visually prominent from the A494. Whilst proposed landscaping scheme, including a total of 13 trees (beech and hornbeam), seeks to reduce the impact of the building from prominent view points, it is considered that this landscaping is insufficient to reduce the adverse impact of the building on the visual amenity of the locality.
  - iii) Impact on residential amenity  
Llanerchgron Barn is located 50m to the west of the application site, with Llanerchgron Isa located 82m from the side elevation of the building to be retained. Dense tree screening exists between Llanerchgron Isa and the building to be retained. It is considered that there is no material loss of residential amenity to the occupants of Llanerchgron Isa due to the distance and screening between the two buildings.
  - iv) Extension to domestic garden  
Llanerchgron Barn currently has a large designated residential curtilage. Policy HSG 16 relates to extensions to domestic curtilages and stated that in the open countryside, the 'limited' extension to residential curtilage will be permitted provided certain criteria are met. The criteria relating to visual impact and potential for further unacceptable development are not considered to be met. The proposal results in a contrived and visually prominent extension to an already large curtilage.
  - v) Other issues raised by objectors  
Issues in relation to the covenants on land are not material considerations in relation to the planning merits of the application and should be taken up separately under civil law.

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

9. The application is to retain a building to be used as storage, an office or workshop building in connection with the residential use of the dwelling known as Llanerchgron Barn. In seeking to retain the building, permission is also sought to change the use of the land where the building has been erected from agricultural use to an extension to the domestic curtilage of Llanerchgron Barn. The proposal is unacceptable due to the visual impact of the building and curtilage extension.

**RECOMMENDATION: REFUSE for the following reason:**

1. The proposed building and change of use of land to domestic curtilage would, by reason of location of the site and building, and scale, design and materials of the building, detract from the visual amenity of this countryside location. Thus the proposal would be contrary to Policy GEN 3, criteria i), ii), iii) and iv) of Policy GEN 6 and criteria ii) and iii) of Policy HSG 16 of the Denbighshire Unitary Development Plan and government guidance in Planning Policy Wales.

**NOTES TO APPLICANT:**

None

**ENFORCEMENT REPORT**

1. This application is retrospective and the development is considered to be unacceptable having regard to the relevant policies. Therefore, this report seeks Member authorization to take the necessary enforcement action. In considering taking enforcement action against unauthorized development, the provisions of the Human Rights Act 1998 are taken into account. In this instance, the matter under consideration relates to the rights of an occupier to develop their property. It is considered that these rights are outweighed in that the development is unacceptable as it would detract from the appearance of the open countryside and be contrary to the relevant planning policies. No specific human rights issues have been raised by the owner of the site in this instance.

**REASONS FOR TAKING ENFORCEMENT ACTION:**

2. The unauthorized development was carried out within the last 4 years.
3. The development is considered unacceptable the imposition of planning conditions as part of any grant of planning permission would not overcome this.

**RECOMMENDATION (B)**

That authorisation is given for the following:

- (i) Serve an Enforcement Notice to remove the outbuilding and cease the use of the land as residential curtilage.
- (ii) 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 or against whom legal action is taken should they fail to comply with the requirements of the Enforcement Notice.

**ITEM NO:** 4

**WARD NO:** Denbigh Upper / Henllan

**APPLICATION NO:** 28/2006/0013/ PF

**PROPOSAL:** 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.

**LOCATION:** Post Office Denbigh Street Henllan Denbigh

**APPLICANT:** Mr & Mrs Griffiths

**CONSTRAINTS:** 250m Of Landfill Site  
Conservation Area

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

**CONSULTATION RESPONSES:**

13. HENLLAN COMMUNITY COUNCIL  
"This Council has no objections to the above planning application and plans."
14. HEAD OF TRANSPORT AND INFRASTRUCTURE  
No objection subject to the inclusion of a condition to provide the facilities for parking prior to the development bring brought into use.
15. PUBLIC PROTECTION  
No objection in principle subject to the control of opening hours.
16. SENIOR CONSERVATION OFFICER:  
No objection subject to conditions to control sympathetic finish details.

**RESPONSE TO PUBLICITY:**

Representations received from:

1. Mr & Mrs Sheridan, Ty Mawr, Denbigh Street, Henllan. (3 letters)
2. 103 names and addresses in a petition
3. Mr John Barratt, Cross Foxes Cottage, Denbigh Street, Henllan.
4. R. Jenkins, 16 Denbigh Street, Henllan.
5. John Lloyd, 9 Maes yr Efail, Henllan.
6. Duncan Adams, 15 School Street, Henllan.
7. Mrs C. Adams, 15 School Street, Henllan.
8. Stuart Foster, Hafannedd, School Street, Henllan.
9. Ian Adams, 17 Parc y Llan, Henllan.

Summary of planning based representations:

In objection (1 member of the public):

- (i) Impact on amenity – noise concerns from extended opening hours and outside tea room
- (ii) Parking and volume of traffic – concerns that the proposed tea room will increase traffic volume outside residential dwelling.

Other concerns are expressed over the erection of a first floor balcony and staircase area to the rear of the property.

In support (7 letters 103 names on petition):

(i) Encourage the development to enhance the village services and facilities.

**EXPIRY DATE OF APPLICATION: 01/03/2006**

**REASONS FOR DELAY IN DECISION:**

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. Henllan Post Office and Shop is located in the centre of the village and Henllan Conservation Area. The post office and shop adjoins Denbigh Street approximately 50 metres from crossroads with School Street and Hen Lon.
2. The application site includes the existing post office and shop which is to be reorganised and updated and the change of use of existing ground floor stores, which are currently redundant, into a tea room. The proposal also seeks permission for an outdoor rear seating area for the tea room.
3. In addition to the change of use the application proposes the extension to the front ground floor area of the proposed tea room to allow disabled access into the post office, shop and tearoom and provide for additional seating. The proposed extension is a single storey high and a projection depth of 1.6 metres to be constructed of facing stonework, painted timber and glazed full height windows under a flat roof with joinery details to match the existing post office/shop window.
4. The application has been revised since it was originally lodged in January 2006, in an attempt to address issues relating to parking of vehicles and impact on the Henllan Conservation Area. The main changes have been to include the demolition of modern garages in the existing private parking area to the rear yard of the post office and shop to allow additional parking spaces for members of the public wishing to call at the tea room, post office or shop. All interested parties have been reconsulted.
5. A statement to accompany the application sets out the priorities of the owners/applicants to provide and improve the facilities and services made available to the villagers and adjoining villagers.

**RELEVANT PLANNING HISTORY:**

6. None.

**PLANNING POLICIES AND GUIDANCE:**

7. 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.
  - Policy EMP 4 – Employment development within development boundaries.
  - Policy RET 12 – Local Shops & Post Offices
  - SPG 12 – Shop Fronts

SPG 13 – Conservation Areas

GOVERNMENT GUIDANCE  
Planning Policy Wales : March 2002

**MAIN PLANNING CONSIDERATIONS:**

8.

- i) Principle of development
- ii) Highway issues
- iii) Hours of opening
- iv) Impact on the neighbouring residential amenity
- v) Impact on Conservation Area

9. In relation to the considerations as noted above:

i) Principle of development

The change of use of an existing building to form a tea room in the centre of the village to be used by villagers as a service is considered comply with the aims of Denbighshire UDP Policy RET 12.

ii) The Head of Transport and Infrastructure did raise an objection to the original scheme which had no provision for the increase in parking at the facility. To accommodate off street parking 5 no. existing garages will be demolished and 5 no. parking spaces provided in their place.

iii) Public Protection has concerns as to the opening of the post office and shop Monday to Saturday from 6.30am in the quiet village with domestic residential properties surrounding the application site. Whilst these concerns are noted it is not considered that a general store would give rise to unacceptable noise and disturbance which would justify refusal. Indeed the existing store operates without any control on hours of opening. An hours of opening condition can be imposed on the tea room.

Due to the size and its low positioning in relation to adjoining landscape it is not expected that the rear tea garden would be likely to cause excessive disturbance to the neighbouring residential dwelling. It would also be expected that the majority of the time the customers will be inside.

iv) For the reasons stated above it is not considered that the proposed development will lead to an unacceptable impact on the neighbouring residential amenity.

v) The proposal as amended is not considered to impact on the character and appearance of the Henllan Conservation Area subject to conditions to control the stonework and pointing.

Matters such as the erection of a rear first floor balcony and staircase have been raised with the applicants and been excluded from this application. These are subject to separate enforcement investigations.

**SUMMARY AND CONCLUSIONS:**

10. The application is considered to comply with the policies contained with the Denbighshire Unitary Development Plan. The concerns of the objections and the officers have been resolved so far as is reasonable.



**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 use of the tea rooms, the garages shall be demolished and the parking spaces provided in accordance with the approved plans. The parking spaces shall thereafter be retained for use by customers in connection with the tea rooms.
3. The tea room premises shall not be open to customers outside the following hours and days:  
08.00 - 17.00 Monday to Saturday  
10.00 - 17.00 Sundays
4. 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.

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 provide for the parking and loading 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.
3. In the interests of the amenity of occupiers of nearby residential property.
4. In the interests of visual amenity

**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).

You are advised to contact the Food Safety Team to discuss your plans prior to commencing development on site, to avoid unnecessary expense to comply with food safety legislation and to ensure registration as a food business.

**ITEM NO:** 5

**WARD NO:** Prestatyn East

**APPLICATION NO:** 43/2006/0084/ PF

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

**LOCATION:** 9 Mount Ida Road Prestatyn

**APPLICANT:** Mr J Mcgeowan

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

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

**CONSULTATION RESPONSES:**

1. PRESTATYN TOWN COUNCIL  
"Observation. Local residents' objection referred to Denbighshire County Council"

**RESPONSE TO PUBLICITY:**

Letters of representations received from:

1. Mr Peers Jones, 57A Pendre Avenue, Prestatyn
2. Mr JP Newman, 11 Mount Ida Road, Prestatyn
3. Mr RJ Newman, 7 Mount Ida Road, Prestatyn
4. Mrs G Highlands, 57 Pendre Avenue, Prestatyn

Summary of representations:

- i) Loss of privacy / amenity
- ii) Effects of construction work
- iii) Proposal not in keeping with the area

**EXPIRY DATE OF APPLICATION: 30/03/2006**

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

1. The application was deferred from Planning Committee on 19 April 2006 to allow a Members Site Inspection Panel. This will take place prior to Planning Committee and the notes will be incorporated in the Addendum Report.
2. The proposal involves two elements:
  - i) A two storey extension to the rear of the dwelling, projecting some 1.8m out from the existing wall, composed of an extension to the lounge and sitting room, with a bedroom extension over. The proposal is for a galvanized steel structure with a pitched roof, and full length glazing. Infill panels of white render are proposed on both sides and on the rear elevation, with zinc panels on the roof.

- ii) Alterations to a side extension, including a lean-to pitched roof with materials to match the existing dwelling.
3. The dwelling is a two-storey, rendered wall and tiled roof, 1930's style dwelling situated on the western side of Mount Ida Road. The rear of the property looks down towards the coast and the centre of the town.

**RELEVANT PLANNING HISTORY:**

4. No relevant history

**PLANNING POLICIES AND GUIDANCE:**

5. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy Gen 6 Development Control Considerations  
Policy HSG12 Extensions to Dwellings

SPG 1 Extension to Dwellings

**MAIN PLANNING CONSIDERATIONS:**

- 6.
- i) Principle
  - ii) Visual Appearance
  - iii) Residential Amenity
7. In relation to the main considerations in paragraph 5:-
- i) Principle  
The principle of the proposal is acceptable and in line with Policy HSG 12 as the scale and form are subordinate to the existing dwelling, the amended design and materials are in keeping with the existing, and the proposal will not adversely impact on the character and appearance of the locality. The proposal does not represent an overdevelopment of the site.
  - ii) Visual appearance  
The visual appearance of the extension is acceptable. Whilst it is acknowledged that detailing is of 'modern' styling it is considered appropriate in its location. The initial scheme has been amended to incorporate a more traditional wall finish, and render is proposed in place of cedar panels. There is also a reduction in the level of glazing proposed, which would make the extension more in keeping with the existing dwelling. Dwelling design in the area is mixed with varied fenestration patterns and features. The design approach has been adopted as a cost effective way to achieve the extension, with limited physical access to the rear of the property. The glazing is a sustainable feature allowing more light and heat into the dwelling than conventional windows. The alterations to the side of the dwelling are minimal and the introduction of a pitched roof represents an improvement on the existing flat roof.
  - iii) Residential amenity  
The proposal will not impact on the privacy and amenity of nearby occupiers. No. 9 has a small, well screened rear curtilage of approximately 10 metres in length; the extension will sit 1.8m further forward than the existing wall at the rear. Existing rear windows look out towards adjacent properties and the proposal will not increase the overlooking potential. Bounding the rear of the properties are high hedges and a panel fence. At a lower level the dwellings

on Pendre Avenue are 20 metres from the extension, and are at a significantly lower level than Mount Ida Road. Owing to the distance and the levels, the proposal will not impact on the privacy or amenity of the dwellings below.

**SUMMARY AND CONCLUSIONS:**

8. The proposal is acceptable and is recommended for approval.

**RECOMMENDATION: GRANT** subject to compliance with the following Condition:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The proposed colour finishes to external materials (including steel/zinc) shall be submitted to and approved in writing by the Local Planning Authority and the approved colours applied prior to the occupation of the extension hereby permitted.

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.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 6

**WARD NO:** Prestatyn Central

**APPLICATION NO:** 43/2006/0243/ PO

**PROPOSAL:** Development of 0.05ha of land by the erection of a dwelling house (outline application)

**LOCATION:** Land Adjoining 30 Calthorpe Drive Prestatyn

**APPLICANT:** Mrs Jenifer Grace Lewis

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

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

**CONSULTATION RESPONSES:**

1. PRESTATYN TOWN COUNCIL  
No reply received to date
2. HEAD OF TRANSPORT AND INFRASTRUCTURE  
No objections subject to conditions

**RESPONSE TO PUBLICITY:**

Letters of representation received from:.

1. Julie and Alex Hogg, 26 Calthorpe Drive, Prestatyn

Summary of planning based representations

- i) Restrictive covenant on land
- ii) Highway safety
- iii) Loss of landscaping
- iv) Loss of amenity

**MEMBERS' COMMENTS:**

None

**EXPIRY DATE OF APPLICATION:** 27/03/2006

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

1. Outline permission is sought for a dwelling on land adjacent to 30 Calthorpe Drive with all matters reserved for subsequent approval. The application site measures approximately 10m in width and 35.3m in length.
2. The site is located on a corner plot off Calthorpe Drive in Prestatyn. The area on the western side was formally used as orchard/garden and incorporated an access to the Golf Club at the rear. The dwelling on the western side No 26 is located at a slightly lower level at an angle to the application site. On the eastern side No 30 is at a slightly higher level, both having windows on the side elevations. Both adjacent properties are within substantial plots.

**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 HSG 2 – Housing Development in Main Centres

GOVERNMENT GUIDANCE  
Planning Policy Wales March 2002

**MAIN PLANNING CONSIDERATIONS:**

5. The main issues are considered to be:
- i) Principle
  - ii) Residential Amenity
  - iii) Highway Safety/ Access
  - iv) Comments of the objectors
6. In relation to the main issues in paragraph 7:
- i) Principle  
The proposal accords in general terms with Policies Gen 6. The site is located within the development boundary and as such its use for residential purposes is considered acceptable in principle. The development of the site will infill a gap between an otherwise continuously developed frontage in this residential area which lies within the development boundary.
  - ii) Amenity  
The site is adequate to cater for a dwelling without impacting on the visual amenity of adjacent occupiers and there are sites of similar size on Calthorpe Drive. There is scope for adequate private amenity space for the dwelling to the rear. The specific design issues in relation to side windows etc. can be addressed at reserved matters stage. Conditions can be attached to the approval relating to the landscaping in order to maintain the boundary treatments on the western side.
  - iii) Highway safety  
In relation to highways safety and access Highways officers are satisfied that the road can accommodate an additional access and dwelling. Parking and turning can be accommodated within the site. Additionally there is an existing gateway to the site related to its previous use as an access.
  - iv) Comments of the objectors  
In relation to the ownership/rights of access this is a civil issue which would need to be addressed between the applicants and objectors.

**SUMMARY AND CONCLUSIONS:**

7. The proposal is acceptable and is recommended for approval.

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

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto 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.
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. All planting, seeding, turving, 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 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. The dwelling shall not be occupied until parking spaces and access thereto have been laid out 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. 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. To ensure a satisfactory standard of development, in the interests of visual amenity.
5. In order that adequate parking facilities are available within the curtilage of the site.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 7

**WARD NO:** Prestatyn East

**APPLICATION NO:** 43/2006/0336/ PF

**PROPOSAL:** Amended details of dwellings on Plots 5 and 6 to permit the erection of dormer bungalows in place of bungalows

**LOCATION:** Land At 72 Gronant Road Prestatyn

**APPLICANT:** Michael R Garnett Construction Ltd

**CONSTRAINTS:** Tree Preservation Order  
Previous Mining Area  
Article 4 Direction

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

**CONSULTATION RESPONSES:**

1. PRESTATYN TOWN COUNCIL  
"Observation, concerns about overlooking of neighbouring property"

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 08/05/2006**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

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

1. The application site is located on the south side of Gronant Road some 25m east of its junction with Norman Drive. The plot of 0.49ha currently accommodates a two storey detached dwelling and is located within the defined settlement limit of Prestatyn. The site has a road frontage of approx. 33m to Gronant Road and extends back in a southerly direction some 140m to meet the culs-de-sac heads of both Tudor Avenue and Parc Aberconwy.
2. To the east of the site is the property of 74 Gronant Road where there is an unimplemented planning permission for the erection of 7 no. detached dwellings. To the west of the site fronting Norman Drive are detached single storey dwellings, some with dormer window features.
3. Outline planning permission was granted on the land at 72 Gronant Road for 7 no. detached dwellings in August 2002. The reserved matters application dealing with siting, design, external appearance and landscaping was approved in November 2005. The plans as approved show an access off Gronant Road for plots 1 and 2



(which are detached 2 storey properties), and an access off Tudor Avenue for plots 3 – 7 (which are detached bungalows).

4. The current application is for a variation of the detailing on plots 5 and 6, to permit the introduction of dormer windows into the roof spaces of the bungalows. A condition was imposed on the outline consent restricting plots 3 – 7 to single storey dwellings. It is proposed to insert 1 no. dormer window to the front elevation of each dwelling. All other details are as approved previously. The Committee has previously consented to the use of dormer windows in the plot 3 and 4 dwellings, in February 2006.

**RELEVANT PLANNING HISTORY:**

5. **43/2002/0127/PO** Development of 0.40ha of land by demolition of existing dwelling and erection of 7 no. dwellings and construction of new vehicular accesses to Gronant Road and Tudor Avenue (outline application) GRANTED 23<sup>rd</sup> May, 2002.

A condition was imposed on the above outline planning permission restricting the dwellings at plots 3 – 7 to single storey dwellings. The reason for the condition was in the interests of the residential and visual amenities of the area.

**43/2005/0538/PR** Details of siting, design, external appearance and landscaping submitted in accordance with condition no. 1 of planning permission ref 43/2002/0127/PO for development of land by demolition of dwelling and erection of 7 no. dwellings GRANTED 30<sup>th</sup> November, 2005

**43/2005/1524/PF** Amended details of dwellings on Plots 3 and 4 to permit the erection of dormer bungalows in place of bungalows GRANTED 22<sup>nd</sup> February, 2006

**PLANNING POLICIES AND GUIDANCE:**

6. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 1 Development Boundaries  
Policy GEN 6 Development Control Requirements  
Policy HSG 2 Housing Development in Main Centres  
Policy ENV 7 Landscape/Woodland Features

**MAIN PLANNING CONSIDERATIONS:**

7.
  - i) Impact on residential amenity
  - ii) Impact on visual amenity
8. In relation to the main planning considerations:
  - i) Impact on residential amenity  
The dwellings located on Norman Drive are located at a slightly lower ground level than the application site, with rear gardens approx. 20m in length. The front elevation of plots 5 and 6 face towards the rear of the dwellings on Norman Drive, into the development site and the highway serving the development. Measured at the closest point to the application site boundary, plot 5 would be 21m, and plot 6 would be 16m, and therefore these dwellings would be at a distance well in excess of 21m from the rear elevations of property on Norman Drive. It is proposed also to insert an additional first floor window on the side elevation of both plots. Due to the design and orientation of the adjoining properties, there would be no unacceptable impact. It is not considered that the proposed dormer features would result in any loss of amenity for existing residents or future occupiers of the other dwellings within

this development or those approved to the rear at 74 Gronant Road.

ii) Impact on visual amenity

The size, scale and design of the proposed dormers are considered acceptable and in keeping with the character and appearance of the surrounding area. There would be no detrimental impact on the visual amenities of the area.

**SUMMARY AND CONCLUSIONS:**

9. There would be no adverse impact on residential or visual amenity

**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.

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.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 8

**WARD NO:** Rhyl South West

**APPLICATION NO:** 45/2006/0265/ PF

**PROPOSAL:** Erection of detached workshop building for use for electrical repairs (partly in retrospect)

**LOCATION:** Workshop Rear Of 13 Knowsley Avenue Rhyl

**APPLICANT:** Mr R Flavell

**CONSTRAINTS:** Tidal Floodplain  
C1 Flood Zone  
Article 4 Direction

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

**CONSULTATION RESPONSES:**

1. RHYL TOWN COUNCIL  
"No Objections"
2. PUBLIC PROTECTION  
No comments to make
3. HEAD OF TRANSPORT AND INFRASTRUCTURE  
Awaiting response.

**RESPONSE TO PUBLICITY:**

Letters of representation were received from:

1. Pam Drew Practice Manager of the Vale Road Surgery, Rhyl, which backs onto the application site, originally objected to the application, however after discussion with the applicant, will withdraw her objection as long as any permission is conditioned so that the fence that has been placed to separate the two properties is retained.
2. Mr and Mrs Brewerton of 11 Knowsley Avenue, Rhyl object to the application on the following grounds:
  - The building "is very big" and that it will block out a lot of light.
  - The building is "truthfully an eyesore"
  - The workshop will generate noise.

**MEMBERS' COMMENTS:**

None.

**EXPIRY DATE OF APPLICATION: 18/04/2006**

**REASON FOR DELAY IN DECISION**

- Need to report to Committee due to enforcement implications.

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The application is a retrospective application to build a workshop in the rear garden of a semi detached two storey residential property. The building would be used for electrical repairs and indications are that it would be used separately from the adjacent dwelling.
2. The workshop building is located 6 metres away from the main dwelling house and it has been separated from the main dwelling with the use of two metre high wooden fencing. This means that the main dwelling house has no direct access to the workshop building. In order to access the workshop building from the main dwelling house, access is gained via a gate on Westfield Road.
3. The application site is on the corner plot of a residential area that has some mixed uses in the neighbourhood. These are predominately on the main thoroughfare, Vale Road, which runs to the west of the application site.
4. The application site has a doctor's surgery and associated car park to the south-west, semi-detached houses to the north and north east and further housing on the opposite side of Westfield Road.
5. The application site was originally located in the garden of 13 Knowsley Avenue. However the applicant has fenced off the workshop so the workshop and the house are a separate units.
6. The workshop is a single storey building which is intending to be used for the purposes of television repairs, which falls within the B1 Use Class.

**RELEVANT PLANNING HISTORY:**

7. None other than that the applicant was advised in Feb 2006 that the erection of a building ancillary to the main dwelling house would be permitted development. The building was subsequently built in March 2006 and this application results from enforcement investigations.

**PLANNING POLICIES AND GUIDANCE:**

8. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 6 – Development Control Requirements  
Policy EMP 4 – Employment Development Within Development Boundaries  
Policy SPG 21 – Parking Requirements in New Developments  
Policy TRA 9 – Parking and Servicing Provision

**GOVERNMENT GUIDANCE**

Planning Policy Wales : March 2002

**MAIN PLANNING CONSIDERATIONS:**

9. The main planning considerations are:
  - i) Residential Amenity
  - ii) Visual Amenity
  - iii) Highway and parking issues
10. In relation to the main considerations in paragraph 9 above:
  - i) Residential amenity  
The creation of a workshop use in close proximity to residential properties, on

a restricted site, would cause detriment to residential amenity through noise and disturbance.

- ii) Visual amenity  
The design and materials of the building are, in themselves acceptable.
- iii) Highway and parking issues  
The workshop has no off-street parking and it would lead to on-street parking in a busy residential street, to the detriment of residential amenity and highway safety.

**SUMMARY AND CONCLUSIONS:**

- 11. The workshop is considered unacceptable due to impact on residential amenity and highway safety.

**RECOMMENDATION (A) : REFUSE - for the following reasons:-**

- 1. The workshop and associated business use would be detrimental to nearby residential amenity by reason of risk and disturbance generated by the use and associated on-street parking and servicing. The proposal would also lead to congestion and highway dangers caused by on-street parking and servicing. The proposal would therefore be contrary to criteria v) and vi) of Policy GEN 6, Policy EMP 4 and Policy TRA 9.

**ENFORCEMENT REPORT**

- 1. This application is retrospective and relates to the unauthorised erection of a workshop building, its separation from the main dwelling house and the creation of a new planning unit. The development is considered to be unacceptable having regard to the relevant policies. Therefore, this report seeks Member authorisation to take the necessary enforcement action. In considering taking enforcement action against unauthorised development, the provisions of the Human Rights Act 1998 are taken into account. It is considered that these rights are outweighed in that the development is unacceptable and that the development is contrary to the relevant planning policies.

**Reasons for taking Enforcement Action**

- 1. The development was carried out with in the last four years.
- 2. The development is considered unacceptable. The imposition of planning conditions as part of any grant of planning permission would not overcome this.

**RECOMMENDATION (B) :** That authorisation be given for the following:

- 1. 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..
- 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 or against whom legal action is taken should they fail to comply with the requirements of the Enforcement Notice.
- 3. Period for Compliance: 3 months

**ITEM NO:** 9

**WARD NO:** St Asaph West

**APPLICATION NO:** 46/2005/0517/ PF

**PROPOSAL:** 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

**LOCATION:** Talardy Park Hotel The Roe St Asaph

**APPLICANT:** Jelly Bean Restaurants Ltd

**CONSTRAINTS:** C1 Flood Zone  
Within 67m Of Trunk Road  
Tree Preservation Order  
Listed Building  
Fluvial Floodplain

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

**CONSULTATION RESPONSES:**

2. ST ASAPH TOWN COUNCIL  
"No objection"
3. WELSH ASSEMBLY GOVERNMENT, TRANSPORT WALES  
Do not wish to issue a direction in respect of the proposal.
4. HEAD OF TRANSPORT AND INFRASTRUCTURE  
No objection subject to inclusion of a condition requiring completion of the parking spaces before the commencement of use.
5. CONSERVATION ARCHITECT  
Notes the application is for a renewal of a previous permission and has previously advised if there have been no material changes in circumstances or legislation, then there are no objections.
6. PRINCIPAL COUNTRYSIDE OFFICER  
No comments
7. WELSH WATER/DWR CYMRU  
Require conditions to ensure adequate drainage arrangements.
8. ENVIRONMENT AGENCY WALES  
Having regard to the Flood Risk Assessment submitted in relation to the application, conclude that the flood risk at the site can not be managed to a satisfactory level for this type of highly vulnerable development, and advise the authority to refuse the application. The Agency considers the site is in an area of high flood risk, dependent for security on an earth embankment which is not a suitable form of defence for residential purposes.

## **RESPONSE TO PUBLICITY:**

Letters of representation received from:

1. Paul Simpson & Hilary Knight-Simpson, The Rowans, 4, Hen Waliau
2. Hill Dickinson, on behalf of A. Williams, 2, Hen Waliau

Summary of planning based representations:

- i) Highway impact – Increased traffic onto Hen Waliau/speed of traffic.
- ii) Amenity impact – Disturbance from Talardy customers cars missing the car park turning/potential disturbance from activity and noise nuisance from movement of people/potential overlooking from any windows facing Hen Waliau (restricted in any event by covenants).

**EXPIRY DATE OF APPLICATION: 25/05/2006**

## **PLANNING ASSESSMENT:**

### **THE PROPOSAL:**

1. The application seeks to renew a planning permission for a 21 apartment extension at the Talardy Park Hotel. Permission has previously been granted for the extension in May 1995, and July 2000. The site lies within the development boundary for St Asaph in the Denbighshire Unitary Development Plan.
2. The plans of the proposed building are the same as those submitted in 1995 and 2000. They show an 'L' shaped building containing 3 floors of accommodation with the third floor within the roof. Each floor would contain 7 no. 2 bedroomed self-contained apartments. The building would be constructed with rendered walls and a slate roof.
3. The building would be sited on a flat area of land in the south west corner of the site, immediately to the west of the existing house and south of residential properties at Hen Waliau. The application site includes the hotel itself, the orangery, the existing car parking areas and the vehicular access into the site off Hen Waliau. The application includes for the provision of 19 no. car parking spaces immediately adjacent to the new building, which would be accessed off the large car park serving the hotel.
4. The recent development of the housing site at Hen Waliau locates the rear walls of the dwellings at No. 1 and No. 2 some 25 metres from the gable end of the proposed apartment block. The applicants have submitted a revised layout plan to take account of changes to the position of the boundary between the site and the Hen Waliau properties which took place when that development was built. The plan shows amendments to the previous layout of the parking area, and the intention to provide a 5 metre wide landscape buffer zone between the apartments, the proposed car park and the boundary wall with the Hen Waliau dwellings.
5. The site lies within a C1 flood zone, as identified on the Development Advice Maps produced in conjunction with Technical Advice Note 15 : Development and Flood Risk. The applicant's agents have commissioned a Flood Consequences Assessment, which has been referred to the Environment Agency Wales.

### **RELEVANT PLANNING HISTORY:**

6. **2/APH/431/94**  
Erection of hotel accommodation comprising 21 no. self catering apartments and car park. GRANTED 2 June 1995.
- 1/APH/432/94/P**  
Residential development of 8 no. houses and new access road (outline) (adjoining

site to the north) GRANTED 5 December 1995 (Hen Waliau development)

**46/904/98/PO**

Renewal of outline planning permission 2/APH/432/94 – GRANTED 28 January 1999 (adjoining site).

**2/APH/431/94**

Erection of hotel accommodation comprising 21 no. self catering apartments, formation of car park and alteration to vehicular access. GRANTED 27<sup>th</sup> July 2000.

**PLANNING POLICIES AND GUIDANCE:**

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

Policy STRAT 9 - Tourism

Policy GEN 3 - Development outside development boundaries

Policy GEN 6 - Development Control Requirements

Policy TSM 7 - Serviced holiday accommodation

Policy TRA 9 - Parking and Servicing requirements

Policy ENP 6 - Flooding

Supplementary Planning Guidance Note 21 – Parking requirement in new developments

**GOVERNMENT GUIDANCE**

Planning Policy Wales March 2002

Section 11 – Tourism, sport and recreation

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

Technical Advice Notes 10 (Tree Preservation Orders), 13 (Tourism), 15 (Development and Flood Risk) and 18 (Transport)

**MAIN PLANNING CONSIDERATIONS:**

8.

- i) The principle of self serviced holiday accommodation in this location.
- ii) The impact of the development on the setting of the adjacent listed buildings.
- iii) Highway and parking.
- iv) Residential amenity.
- v) Flooding.

9. In relation to the main considerations:

i) Principle

The application site lies within the defined settlement limits of St Asaph and the principle has been previously established by the original planning permissions granted in 1995 and 2000. The policies of the UDP support the principle of an extension, which is closely related to the existing hotel use on the site.

ii) Impact on the listed buildings

The apartment building would be seen as part of a group of buildings and structures which incorporate listed buildings comprising the hotel, the orangery, and the walled gardens. The new building would be of acceptable design and materials in relation to this group and whilst of a significant size would not compete with the main elevations of the hotel and in terms of its overall scale and height would not dominate the hotel building. The conservation architect has no objection to the proposal.



- iii) Highways and Parking  
The parking area for the apartments would be accessed through the large existing car park serving the Talardy Park Hotel. This in turn feeds onto the road serving the Hen Waliau development, and then to a recently improved junction onto the A525. The previous access to the Talardy car park was close to the A55 interchange and was closed off on completion of the Hen Waliau link to the A525. With due respect to the objections raised, the proposed arrangements are satisfactory to the Highways officers.
- iv) Residential amenity  
The development of Hen Waliau since the 2000 permission locates the rear walls of two dwellings approximately 25 metres from the nearest part of the apartment block. The view from the rear of these two dwellings would be of a gable end of the block, with bathroom windows only on each of the 3 floors facing towards them. The other visible elevations of the apartment building would be some 50 metres from the Hen Waliau dwellings. Given the history at the site, the respective distances between properties, the existence of a 2 metre high brick wall and the proposed 5 metre planting buffer, it is considered the development would not be so unreasonable in terms of physical impact or use to now merit a different recommendation from previous reports.
- v) Flooding  
The publication of Welsh Assembly Government's Technical Advice Note 15 : Development and Flood Risk (July 2004) introduced a significant material consideration into decisions on planning applications in areas identified at risk of flooding. TAN 15 was accompanied by detailed Development Advice Maps showing areas at risk of flooding. The application site is located within a Zone C1 on the Development Advice Maps. Zone C1 covers areas of the floodplain which are developed and served by significant infrastructure. The basic approach in TAN 15 is that new development should be directed away from areas at high risk, including Zone C. The TAN advises that development proposals in a Zone C1 should be assessed first against a series of 'justification' tests in Para. 6 of the TAN, and if such tests can be met, then a detailed Flood Consequences Assessment should be undertaken to establish the extent of risk and whether the consequences of flooding can be managed down to a level acceptable for the nature and type of development proposed. Policy ENP 6 of the Unitary Development Plan supports the general principles of TAN 15 in its presumption against development which would result in unacceptable risk from flooding.

Whilst respecting the fact that the development proposed has been granted permission previously (a material consideration in itself), the Planning Authority has to give due weight to the flooding implications. In terms of the justification tests of TAN 15, it may be questionable whether the development would contribute to key employment objectives to sustain a settlement, or that the site meets the definition of previously developed land. The Environment Agency Wales have assessed the Flood Consequences Assessment and conclude that the flood risk cannot be managed to an acceptable level for this type of highly vulnerable development, and advise refusal of the application. Given these factors, and in the context of other applications dealt with by the Authority in the St. Asaph area, it is officers' view that it would be inappropriate to recommend the grant of permission, in conflict with TAN 15 and Policy ENP 6.

**SUMMARY AND CONCLUSIONS:**

10. In terms of physical detailing, the proposals are the same as those previously accepted by the authority in 1995 and 2000, and are considered acceptable with regard to highway and amenity impact. TAN 15, published in 2004 and Policy ENP 6 of the UDP oblige the authority to give due consideration to the issue of flood risk in determining planning applications. The Environment Agency Wales conclude the flood risk cannot be managed to an acceptable degree for this type of highly vulnerable development. It is not considered that the history of permissions overrides the concerns over flood risk in this instance.

**RECOMMENDATION: REFUSE** – for the following reason:-

1. The application site is located in a C1 flood zone, identified on the Development Advice Maps accompanying Technical Advice Note 15 : Development and Flood Risk. The local planning authority does not consider that the proposals satisfy the justification tests set out in Paragraph 6 of TAN 15, or that the consequences of flooding can be managed to an acceptable degree for this type of highly vulnerable development. The application is therefore considered to conflict with the advice in TAN 15, and with Unitary Development Plan Policy ENP 6, and likely to lead to an unacceptable risk from flooding.

**NOTES TO APPLICANT:**

None

**ITEM NO:** 10  
**WARD NO:** Tremeirchion  
**APPLICATION NO:** 47/2006/0037/ PF  
**PROPOSAL:** Erection of replacement dwelling  
**LOCATION:** Land at Wern Ddu Waen St. Asaph  
**APPLICANT:** Dr. Ffion Lloyd-Williams  
**CONSTRAINTS:** Public Footpath / Bridleway  
**PUBLICITY UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

**CONSULTATION RESPONSES:**

9. TREMERICHION, CWM & WAEN COMMUNITY COUNCIL

"Objection. On the grounds of:

1. The replacement dwelling is not in proportion to original farmhouse, which is a pleasing example of the period and the locality. Quote from the Denbighshire UDP Policy HSG 8, iv) Replacement Dwellings in the open countryside:

*"The replacement of an existing dwelling in the open countryside will only be permitted provided that:*

*iv) Unless the existing dwelling is of a low standard in terms of design and appearance, the replacement dwelling should not be substantially different to the existing dwelling in terms of its siting, scale, form, design and materials which should reflect the character, appearance and traditional building styles of the locality."*

10. FOOTPATHS OFFICER

No objection subject to no disruption to Public Footpath No. 7.

11. HEAD OF TRANSPORT AND INFRASTRUCTURE

No objection

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 15/03/2006**

**REASONS FOR DELAY IN DECISION:**

- additional information required from applicant

**PLANNING ASSESSMENT:**

**THE PROPOSAL:**

1. The application site is located within open countryside to the south-east of St Asaph off an agricultural lane near to the Farmers Arms Public House. Wern Ddu is accessed via an agricultural lane off the B road between Rhualt and Trefnant before terminating at the Wern Ddu farm complex. The complex consists of a two storey, detached brick built farmhouse situated in a dip in the undulating fields with various detached barns and agricultural outbuildings sited to its north around a hard surfaced courtyard.
2. Permission is sought to replace the existing farmhouse with a new dwelling on 0.3 ha of land within the field some 40m north of the existing complex. The open area of land is triangular shaped with its northern boundary following the agricultural lane. The plot enjoys a maximum depth of some 42m from the lane with the Public Footpath No. 7 sited just to the east of the site. The application site is at a higher level than the existing farm complex situated to the south of the dip.
3. The full application indicates the intention to erect a two storey, 5 bedroom replacement dwelling in render and slate. The dwelling will incorporate a single storey link section to a pitched roof garage with storage space at upper floor level. The overall height of the dwelling would be some 9.5m. The floor area of the replacement unit would be 325sq m compared to the existing dwelling of 406sq m (including garage and outbuildings in domestic use).
4. The application is reported to Planning Committee as it has been made by the daughter of Councillor Lloyd Williams. A justification statement has been submitted by the applicant highlighting the need to replace the existing farmhouse due to its poor structural state, the proximity of the nearby overhead line and the presence of a Transco gas main pipeline. More recently the applicant has provided a statement to indicate the choice of dwelling design, other examples of replacements in area, and floorspace details of existing and proposed.

**RELEVANT PLANNING HISTORY:**

5. NONE

**PLANNING POLICIES AND GUIDANCE:**

6. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy GEN 6 – Development Control Requirements  
Policy HSG 8 – Replacement Dwellings in the Open Countryside

GOVERNMENT GUIDANCE

Planning Policy Wales, March 2002

**MAIN PLANNING CONSIDERATIONS:**

7.
  - i) Principle of development
  - ii) Impact on residential amenity
  - iii) Impact on visual amenity
  - iv) Impact on highway safety/footpath
- v) In relation to the points raised in paragraph 7 above:

Principle

- i) UDP policy allows for the replacement of dwellings in the open countryside subject to various criteria. The following points highlight the proposals compliance with Policy HSG 8. The existing farmhouse does have lawful use rights as a dwelling, last used as such some 4 years ago. The existing dwelling is not of any architectural or historic importance. The submitted photographs and a site inspection show significant damp and structural defects in the walls of the existing farmhouse.

The above points are compounded by the dominant presence some 40m to the south of the farmhouse of a National Grid Pylon which towers over the property and emits a vibrating noise in windy conditions. The steep gradient of the adjacent yard also gives rise to flooding to the rear door of the farmhouse with a high risk gas main traversing some 15m from the farmhouse. The existing dwelling and ancilliary buildings give a combined floor area of some 400sq m. The replacement dwelling is comparable in terms of its floor area at 325sq m. The size, scale and design are also considered to be comparable to the existing. The principle of replacement is considered acceptable.

Residential Amenity

- ii) The closest residential dwelling to the application site is a detached property some 70m to the east of the lane. The siting of the replacement dwelling will not cause any significant detriment to any nearby residential amenity.

Visual Amenity

- iii) Whilst any dwelling in the open countryside will impact upon the existing open character it is considered that the design and use of materials on the proposed property will not form a significantly alien feature in the landscape. Other large detached dwellings exist nearby and it is considered that the slate roof and brickwork design on this replacement will reflect the dwelling it is intended to replace and other dwellings in the vicinity. The landscaping plan shows the intention to plant a large orchard to the west of the dwelling with a native hedgerow also shown to the perimeters of the site. This will further assimilate the dwelling into the open countryside location in compliance with policy and guidance.

Highway/Footpath Issues

- iv) The plans indicate a new vehicular access and driveway off the nearby lane which has been assessed as acceptable by Highway Engineers. There would be adequate space within the site for parking and turning of vehicles. The adjacent footpath would not be affected.

**SUMMARY AND CONCLUSIONS:**

9. Given the circumstances surrounding the current structural state and orientation of the existing farmhouse the proposed replacement of it on a site some 40m north of the existing complex would be acceptable and reasonable. The size, scale and design of the replacement would not be alien to this area and would comply with the policy criteria and guidance. The landscaping proposed would also serve to enhance the scheme in the open countryside location.

**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 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.

4. 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.

5. 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 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.

6. Notwithstanding the provisions of Classes A, B, D, 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.

7. The existing dwelling shall be demolished prior to the commencement of the erection of the replacement dwelling, and the site shall be cleared of all debris and reinstated in accordance with detailed plans to be submitted to and approved by the Local Planning Authority. The existing dwelling is defined as the following floorspace - House (single floor) - 133m<sup>2</sup>, house (two floors) 226m<sup>2</sup>, garage (ground and first floor) - 46m<sup>2</sup>, outhouses in domestic use - 94m<sup>2</sup>

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 the details are satisfactory in relation to the character and appearance of the building
4. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
5. To ensure a satisfactory standard of development, in the interests of visual amenity.
6. In the interests of residential and/or visual amenity.
7. The policies of the Local Planning authority would not allow two dwellings on the site.

**NOTES TO APPLICANT none**

**REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION**

**FORMER NORTH WALES HOSPITAL, DENBIGH  
PLANNING APPLICATION CODE NO. 1/2004/1445/PO**

**1. PURPOSE OF REPORT**

- 1.1 To provide Members with an update on the above application since the resolution of the Full Council to grant planning permission in May 2005 for a mixed development at the site.

**2. BACKGROUND**

- 2.1 The outline planning application submitted on behalf of Acebench Limited in late 2004 was for the following development:

*"Restoration and partial demolition and change of use of former North Wales Hospital to residential, business and community uses, and development of adjacent land and buildings for residential, commercial and parkland uses, including change of use to B1 (Business Use), creation of new access and landscaping".*

- 2.2 The application was considered by the Planning Committee in March 2005, and by Full Council in May 2005. Full Council resolved to grant planning permission subject to the applicants entering into a detailed legal agreement under Section 106 of the Town and Country Planning Act 1990; to compliance with conditions set out in the report to the March Planning Committee; to the setting up of a politically balanced working group of members to monitor the S106 obligation and any other agreements; and to report back to County Council.

- 2.3 For the record, the recommendation to the March 2005 Planning Committee required:

A) Officers to enter into detailed negotiation with the applicants over the precise terms of the Section 106 Obligation, based on specific Heads of Terms set out in a separate Appendix to the report.

B) The completion of the Obligation within 6 months of the date of dispatch of the first draft of the document, at which time the Certificate of Decision would be released.

Recommendation B also included a fallback clause to cover the situation where there was failure to agree the detailed terms of the Obligation to the satisfaction of the Legal Officer/Counsel, including a requirement that the matter be brought before planning Committee in January 2006. An update report was presented to the January Planning Committee. .

### **3. DEVELOPMENTS SINCE FULL COUNCIL RESOLUTION**

- 3.1 The Member Working Group has been set up and has met on several occasions most recently on 19<sup>th</sup> May 2006. The Group is politically balanced, and also includes all Denbigh Members. It has been advised on progress with the Section 106 Obligation, and related issues/discussions with the owners.
- 3.2 Member Working Groups have generally been timed to follow Development Team meetings between officers and the owners, to provide members with up to date feedback on developments.
- 3.3 The draft Section 106 Obligation was sent to the owners on the 21<sup>st</sup> October 2005. This triggered the start of the 6 month period for completion. The owners have responded in detail to the draft Section 106 document and there have been ongoing discussions with the owners over several months. However, at the time of writing this report there are still significant issues between the parties. The 6 month period for completion was 21 April 2006. Clearly this has passed and the obligation has not been concluded. In this context the application will need to be reported back to the Planning Committee for determination taking into account the circumstances relevant at that time and in this respect a full report will be provided for the meeting on 21 June 2006.

### **4. RECOMMENDATION**

- 4.1 That Members accept this update report pending a full report to Planning Committee on 21 June 2006.



INFORMATION REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

**PROPOSED WIND TURBINE DEVELOPMENT AT WERN DDU,  
GWYDDELWERN**

**Application code no. 06/2004/0278/PF (5 turbines)**

**Application code no. 06/2005/1453/PF (4 turbines)**

**1. PURPOSE OF REPORT**

- 1.1 The report updates members on developments relating to the two applications submitted by Tegni Cymru Cyf, for a wind turbine scheme at Wern Ddu, Gwyddelwern.

**2. BACKGROUND AND RECENT DEVELOPMENTS**

**Application code no. 06/2004/0278/PF (5 turbines)**

- 2.1 Members may recall considering application code no. 06/2004/0278/PF at the January 2005 Committee. The application was for the erection of 5 turbines. Permission was refused for the following reasons:

1. The development is considered likely to result in significant harm to the character and quality of an attractive rural landscape and to contribute to an unacceptable Cumulative and Sequential visual impact with other existing, approved, and proposed wind turbine developments in the area; contrary to policies MEW 8, MEW 10, GEN 6, ENV 1, ENV 2, and STRAT 7 of the Denbighshire Unitary Development Plan which seek to protect and enhance the landscape character of the countryside. The grant of permission would also be premature to decisions on draft TAN 8 in terms of the physical extent of the future Denbigh Moors Strategic Search Area, the completion of a systematic evaluation of the Cumulative Impact of developments in and around that Search Area, and development of up to date policies in the development plan based on an agreed national methodology of mapping and landscape appraisal.

2. The development is considered likely to have a significant adverse effect on the residential amenities of the occupiers of the property Bryn Ffynnon, as a consequence of the overpowering physical impact of turbines 1,2 and 3, contrary to policies MEW 8, MEW 10 and GEN 6 of the Denbighshire Unitary Development Plan.

- 2.2 Tegni's legal advisors submitted an appeal against the refusal of permission in July 2005. The planning authority has been copied into correspondence between the Planning Inspectorate and Tegni since that time, in relation to the Inspectorate's request for additional information to allow full consideration of the impact of the proposals.

- 2.3 The Planning Inspectorate have confirmed in a letter dated 27<sup>th</sup> April 2006 that they now propose to hold an Inquiry into the appeal on the application for 5 turbines (06/2004/0278/PF), on Tuesday 5<sup>th</sup> September, 2006. They anticipate the enquiry will last 1 day. Provisional arrangements have been made for the Inquiry to be held in the Town Hall, Ruthin.
- 2.4 Confirmation of the starting date for the appeal sets in motion a sequence of dates for formal submissions to the Planning Inspectorate in preparation for the Inquiry. Officers will have to draft a detailed Statement of Case and Proofs of Evidence to support the grounds of refusal.
- 2.5 In accordance with normal practice, interested parties will be notified of the Inquiry and the respective dates for submission of statements and representation to the Planning Inspectorate.

**Application code no. 06/2005/1453/PF (4 turbines)**

- 2.6 Tegni submitted a follow up application for a wind turbine development on the Wern Ddu site in November 2005. This application is for 4 turbines on the same site, effectively eliminating one of the 5 turbines which formed the subject of the January 2005 refusal.
- 2.7 A report was put to the January 2006 Planning Committee to request members' resolution on the handling of the new Wern Ddu application, given developments since the publication of the Assembly's Technical Advice Note 8 : Planning for Renewable Energy (TAN 8). Members will recall that as a result of the location of the TAN 8 Strategic Search Area (SSA) for wind turbine development in the Clocaenog – Brenig area, and advice in TAN 8 that Local Authorities should collaborate and undertake a 'Local Refinement' of the SSA to guide and optimise development, Denbighshire and Conwy commissioned consultants to undertake a local assessment of the SSA, and are in the process of developing this to a Supplementary Planning Guidance for both authorities, to supplement development plan policies.
- 2.8 Members resolved that the new Wern Ddu application should not be reported to the Planning Committee until after the formal approval of the Denbighshire-Conwy joint Supplementary Planning Guidance on windfarms, which should be a material planning consideration on this application. The applicants were advised accordingly.
- 2.9 It is possible that a report on the responses to the SPG will be put before Cabinet in July 2006 and the SPG may be considered by Full Council in September 2006.
- 2.10 At the time of preparing this report, the 4 turbine application remains undetermined.

### **3. RECOMMENDATION**

- 3.1 It is recommended that Members accept this information report.

**THIS REPORT IS FOR MEMBERS INFORMATION**

**REPORT BY THE HEAD OF PLANNING & PUBLIC PROTECTION**  
**INFORMATION ITEM FOR PLANNING COMMITTEE**  
**PUBLIC OPEN SPACE COMMUTED SUM SCHEME**

**1. PURPOSE OF THE REPORT**

1.1 This report is to provide Members with an update on the sums received and operation of the Public Open Space Commuted Sum Scheme. This is an update from the previous report presented in October 2005.

**2. CURRENT FUNDS AVAILABLE**

2.1 The tables below show the figures received to date along with grant offers made and payments awaited.

**OPEN SPACE COMMUTED SUM PAYMENTS**

**PAYMENTS RECEIVED AT 1<sup>st</sup> May 2006 (NB Figures include interest)**

<b>CC AREA</b>	<b>SITE</b>	<b>Provision</b>	<b>Maintenance</b>	<b>EXPIRY DATE</b>	<b>Comments</b>
RHYL	63/64 West Parade	12,830	-	2012	1. Grant offer of £11,891 to Rhyl Rugby Club 24/02/2006. 2. Application pending from RAPA for toilet block. 3. Application pending
RHYL	Avondale Drive	17,874	-	2011	
RHYL	Fron Fraith	15,782	-	2012	
RHYL	76-82 West Parade	15,344	Off site 15,344	2013	
RHYL	Morville Garage 27/28 East Parade	13,704	Off site 10,418	2013	

<b>Total income</b>		<b>75,534</b>	<b>25,762</b>		for refurb of Vaughan Street playground.
<b>Grant offers made</b>	Ty Newydd Fields, Rhyl Rugby Club	11,891			
	Vaughan Street Playground	30,000			Pending, agreed in principle
	RAPA in principle	30,000			Pending, agreed in principle
<b>Funds available</b>		<b><u>3,643</u></b>	<b><u>25,762</u></b>		

CC AREA	SITE	Provision	Maintenance	EXPIRY DATE	Comments
PRESTATYN	Tower Beach	60,868	On site 15,000	2008	<ol style="list-style-type: none"> <li>Project for a MUGA at Ffrith on-going.</li> <li>Bodnant Parc sum for play area at Parc Bodnant, Leisure progressing.</li> </ol>
PRESTATYN	Bodnant Parc	31,333	-	2012	
<b>Grant offers made</b>	Bodnant Parc play area	26,343			
	Tower Beach mini pitch	60,868			
<b>Total</b>		<b><u>4,990</u></b>	<b>15,000</b>		

CC AREA	SITE	Provision	Maintenance	EXPIRY DATE	Comments
DENBIGH	Alafowlia Farm	29,039	Off site 67,140	2012	<ol style="list-style-type: none"> <li>Application for works to Lower Park from TC being compiled currently.</li> </ol>
<b>Total</b>		<b>29,039</b>	<b>67,140</b>		

CC AREA	SITE	Provision	Maintenance	EXPIRY DATE	Comments
RHUDDLAN	Tir Morfa	15,199	Off site 16,248	2012	<ol style="list-style-type: none"> <li>Application pending for works at Admiral's Fields. Town Council obtaining quotes currently.</li> </ol>
	Abbey Nurseries	15,710	On site 12,625 Off site 16,793		
<b>Grant Offers</b>	Admiral's Field - in				

<b>Made</b>	principle			
<b>Total</b>		<b>30,909</b>	<b>45,666</b>	

CC AREA	SITE	Provision	Maintenance	EXPIRY DATE	Comments
BODELWYDDAN	Land Adj Parc Castell	27,570	97,534	2014	
<b>Total</b>					

CC AREA	SITE	Provision	Maintenance	EXPIRY DATE	Comments
LLANGOLLEN	Greenacres	22,429	25,071	2012	
LLANGOLLEN	Maesmawr Road	18,900	14,367	2014	
LLANGOLLEN	Abbey Road Garage	5,852			
<b>Total Income</b>		<b>47,181</b>	<b>39,438</b>		
<b>Grant Offers Made</b>	Riverside Skate Park, Llangollen Partnership	21,000	25,071		
<b>Funds Available</b>		<b><u>26,181</u></b>	<b><u>14,367</u></b>		

#### **GRANT OFFERS MADE**

CC AREA	PROJECT	Provision	Maintenance	Comments	EXPIRY DATE
LLANGOLLEN	Riverside Park,	21,000	25,071	Application for skate park made by Llangollen Partnership, grant offer approved June 2005. Site under construction currently. On satisfactory completion grant will be paid, maintenance funds to be transferred to Leisure Services.	2012
<b>Total</b>		<b>21,000</b>	<b>25,071</b>		

CC AREA	PROJECT	Provision	Maintenance	Comments	EXPIRY DATE
RHYL	Ty Newydd Fields,	11,891		Application for fencing works to improve safe usage of the rugby fields. Grant offer approved February 2006. On satisfactory completion grant will be paid.	2013
<b>Total</b>		<b>11,891</b>			

#### PAYMENTS AWAITED

The following list shows those developments that have been granted planning permission subject to an agreement to make a commuted sum payment for open space. It is not guaranteed that these payments will be received as they are often only triggered by the commencement of development on site.

COMMUNITY AREA	SITE	AMOUNT		Status
		Provision	Maintenance	
BODFARI	Banc y Chwarel	20,000	10,000	S106 Pending
DENBIGH	Old Cinema, Highgate	TBA	TBA	S106 Pending
GWYDDELWERN	Land at Bryn Llan	8,640	12,315	S106 Pending
LLANDYRNOG	Ty'n Llan	14,257	11,881	S106 Pending
PRESTATYN	Plas Newydd Estate	Maint only	51,237	S106 Agreed
RHYL	Grosvenor Garage, Westbourne Ave	13,500	10,262	S106 Agreed
RHYL	Northgate School	29,700	22,577	S106 Pending
RHYL	Point Hotel	TBA	TBA	S106 Agreed
RHYL	Marina Hotel Car Park	14,850	11,288	S106 Agreed
RHYL	Brookdale Road	31,562	20,960	S106 Pending
RHYL	Rhyl South East		390,000	S106 Pending
TREFNANT	Ffordd Pen y Maes	Maint only		S106 Agreed
RHUDDLAN	Abbey House	32500		S106 Pending

**REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION**

**INFORMATION ITEMS FOR PLANNING COMMITTEE**

**Member Training**  
**Public Access Portal**  
**Minerals Planning**

**1. PURPOSE OF REPORT**

- 1.1 This comprises a regular agenda item at Planning Committee providing a reference point for Members for information on emerging initiatives, policy, guidance and publications.
- 1.2 The information provided to Members is limited to a brief description of the relevant initiative and a reference to the source of any information (internet/intranet address). The report will also include a summary of any significant implications for Planning Committee decision making, where relevant.

**2. MEMBER TRAINING**

- 2.1 Members will recall that training for County Councillors who sit on Planning Committee is now compulsory. The arrangements are that we will provide a minimum of 4 no. training events per year. Members must attend at least 2 of these events.
- 2.2 The first event was provided in July 2005, involving a visit to a number of completed development sites, followed by a feedback session in County Hall. The second event in January 2006 covered the Local Development Plan.
- 2.3 Further events have been arranged as follows:
  - i. Affordable housing involving site visits and a workshop session in Caledfryn on 23 June 2006 (daytime) .
  - ii. Enforcement issues including site visits and a workshop session in Rhyl on 10 July 2006 (early evening).
- 2.4 These 2 sessions will comprise the remaining 2 of the 4 to be provided for the 12 month period from June 2005. There has been slippage in the timing due to the need to fit in with the corporate programme of member training.

- 2.5 A further event has been arranged for 29 September 2006 on flood risk with the involvement of the Environment Agency. Further events for the period June 2006 onwards will be arranged as soon as possible.
- 2.6 A report is to be submitted to Scrutiny Committee on 13 July 2006 providing details of member attendance at training, in the context of the requirement to be present at a minimum of 2 events per year. Qualifying events can also include other training attended by Members on planning issues e.g. Seminar by the Design Commission for Wales in November 2005 and workshops for Town and Community Councils such as the event held for the Denbigh area in October 2005. Members should advise Mark Dakeyne if they have been to any such events.

## **2. PUBLIC ACCESS PORTAL**

- 2.1 The Public Access Portal now includes new planning applications, including forms and plans, received from April 2006. The intention is to develop e-consultation later this year. These developments have been reflected in the recent survey of planning web sites by Pendleton Associates where Denbighshire scored 18 points out of a possible 21, to be second equal in Wales.
- 2.2 Members can view the information via: <http://planning.denbighshire.gov.uk/>

## **3. MINERALS PLANNING**

- 3.1 We entered into a 6 month contract with Flintshire in December 2005 for them to provide a consultancy service to deal with minerals applications and related topics. This is to be renewed for a further 6 months. Members should contact Mark Dakeyne with any issues related to minerals.



**PWYLLGOR CYNLLUNIO**  
**CYFARFOD: 24fed Mai 2006**  
**EITEM: 9**

**PLANNING COMMITTEE**  
**MEETING: 24th May 2006**  
**ITEM: 9**

**Penderfyniadau wedi eu gwneud gan  
Bennaeth Gwasanaethau Cynllunio a Gwarchod y Cyhoedd o dan  
Pwerau Dirprwyedig  
1 af - 30 ain Ebrill 2006**

**Decisions Made by the Head of Planning and Public Protection  
under  
Delegate Powers  
1st - 30th April 2006**

**Eitem er gwybodaeth  
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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CYNLLUNIO A GWARCHOD Y CYHOEDD O DAN  
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**DECISIONS MADE BY HEAD OF PLANNING AND PUBLIC  
PROTECTION UNDER DELEGATED POWERS  
01 /04 /2006 and 30 /04 /2006**

<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>
00/2006/0355 / NA	<b>Neighbouring Authority Applications</b>  Change of use from training centre to hotel - Kinmel Hall, Kinmel, Abergele	Conwy County Borough Council	NO OBJ	10 /04 /2006
		<b>Case Officer - Emer O'Connor</b>		
01/2005/0585 / PF	<b>Panton Hall Lenten Pool Denbigh</b>  Partial demolition of disused social club premises, and redevelopment by way of new entrance block, refurbishment, change of use and extension of existing social club to form office, with associated car park and works of refurbishment, including extension to adjoining dwellings	E G Morris Esq.	GRANT	12 /04 /2006
		<b>Case Officer - Ian Weaver</b>		
01/2006/0129 / PF	<b>B O C M Pauls Ltd Colomendy Industrial Estate, Rhyl Road Denbigh</b>  Installation of replacement 18m high lattice mast with 6 antennae & 4 dish antennae for Vodafone, 3 antennae & 1 dish antenna for T-Mobile with associated ancillary equipment to allow mast share between both Operators	Vodafone Limited	GRANT	26 /04 /2006
		<b>Case Officer - Nicola Marie Jones</b>		

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<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>
01/2006/0163 / OB	<b>Ystrad Farm Ystrad Denbigh</b>  Application to Discharge a Planning Obligation under Section 106A on Planning Application Ref. 01/13146 relating to use of the original farmhouse for non-domestic agricultural purposes	Mr G Brookes & Mrs S Archdale  <b>Case Officer - Paul Mead</b>	GRANT	12 /04 /2006
01/2006/0222 / PF	<b>36 Maes Y Dre Denbigh</b>  Erection of two-storey pitched-roofed extension at rear of dwelling (amendment to previous application Ref. No. 45/2005/1446/PF)	Mr & Mrs D Roberts  <b>Case Officer - Paul David Griffin</b>	GRANT	04 /04 /2006
01/2006/0229 / LB	<b>3 Vale Street Denbigh</b>  Removal of existing main staircase from ground-floor shop leading to first-floor flat (Listed Building application)	Mr R Cronin  <b>Case Officer - Paul David Griffin</b>	GRANT	04 /04 /2006

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01/2006/0267 / PF	<b>Grasmere Rhyl Road Denbigh</b>  Erection of single storey pitched -roof extension at rear and detached garage	Mr & Mrs A Jones  Case Officer - Paul David Griffin	GRANT	10 /04 /2006
01/2006/0274 / PF	<b>Phase 3 Colomendy Industrial Estate, Rhyl Road Denbigh</b>  Provision of 14 no. car parking spaces	Head Of Development Services  Case Officer - Paul David Griffin	GRANT	03 /04 /2006
01/2006/0310 / PF	<b>Fairyborne Rhyl Road Denbigh</b>  Erection of 1 no. dwelling	Mr. Alun Davies  Case Officer - Paul David Griffin	REFUSE	25 /04 /2006

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01/2006/0317 / PF	<b>Tan Y Maes Ruthin Road Denbigh</b>  Erection of pitched-roof replacement kitchen at rear of dwelling	Mr & Mrs Roberts  Case Officer - Paul David Griffin	GRANT	28 /04 /2006
02/2006/0228 / AC	<b>Land At Junction Of Lon Fawr and Mwrog Street Ruthin</b>  Details of external wall and roof materials, surface water drainage, parking area construction and layout, and access statement submitted in accordance with condition no's 7,8(a) and (c) and 14 of planning permission code no. 02/2003/0813/PF	Dr T Lyne, Secretary Ruthin Lawn Tennis Club  Case Officer - Ian Weaver	APPROVE	27 /04 /2006
02/2006/0245 / HE	<b>Land To Rear/Side Of Ysgol Brynhyfryd Mold Road Ruthin</b>  Part removal of hedgerows to allow temporary access in connection with Eisteddfod	Ian Carter Urdd Gobaith Cymru  Case Officer - Nicola Marie Jones	ISSUE	25 /04 /2006

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02/2006/0253 / FA	<b>Ruthin Castle Wood Ruthin</b>  Repair and upgrading of forest tracks	Mr Alan Powell  Case Officer - Nicola Marie Jones	NOT REQ	24 /04 /2006
02/2006/0298 / PF	<b>Meifod Wern Ganol Ruthin</b>  Erection of two-storey pitched-roof extension at front of dwelling	Mr & Mrs A Jones  Case Officer - Nicola Marie Jones	GRANT	24 /04 /2006
02/2006/0327 / PF	<b>Land To The Rear Of 30 - 33 Llys Erw Ruthin</b>  Installation of new septic tank	H.L. & T.W. Richards  Case Officer - Nicola Marie Jones	GRANT	27 /04 /2006
02/2006/0412 / AC	<b>Former Council Car Park and Nursery Lon Parcwr Ruthin</b>  Details of noise assessment submitted in accordance with condition no. 6 of planning permission code no. 02/2005/0333/PF	CATHCO Property Group Ltd.  Case Officer - Ian Weaver	APPROVE	26 /04 /2006

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02/2006/0472 / AC	<b>Land Adjacent To The Venue Lon Parcwr Ruthin</b>	Turner Brothers	APPROVE	18 /04 /2006
	Details of external wall and roof materials submitted in accordance with condition no. 7 of planning permission code no. 02/2004/1361/PF	<b>Case Officer - Ian Weaver</b>		
03/2005/1482 / AC	<b>English Methodist Church Market Street Llangollen</b>	Rev. Jenny Arthurs	APPROVE	18 /04 /2006
	Details of windows and staircase submitted in accordance with condition nos. 2 & 3 of planning permission code no. 03/2005/0623/PF	<b>Case Officer - Nicola Marie Jones</b>		
03/2005/1512 / LB	<b>Bryn Dethol Farm Holyhead Road Llangollen</b>	Winnington Homes Ltd.	GRANT	05 /04 /2006
	Amended details of scheme of alterations and extensions in connection with conversion to residential use (Listed Building application)	<b>Case Officer - Ian Weaver</b>		

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03/2006/0332 / PS	<b>Eirianfa Berwyn Llangollen</b>  Variation of condition no. 3 of planning permission code no. 03/2001/0028/PO to allow further 12 month period for commencement	Mr R Fletcher  Case Officer - Shan Wyn Jones	GRANT	12 /04 /2006
03/2006/0363 / AC	<b>Plots 48, 49, 50, Land Off Vicarage Road Llangollen</b>  Details of roof and wall materials submitted in accordance with condition no's 2 and 3 of planning permission code no. 03/1997/0846/PF	Castlemead Homes Ltd.  Case Officer - Ian Weaver	APPROVE	24 /04 /2006
03/2006/0364 / AC	<b>Land Off Vicarage Road Llangollen</b>	Castlemead Homes Ltd.	APPROVE	24 /04 /2006



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	Details of site sections, external wall materials, landscaping, wall/fence/planting on boundaries of plots 1,6 and 7 submitted in accordance with condition no's 2,5,6 and 9 of planning permission code no. 03/1997/0740/PF	<b>Case Officer - Ian Weaver</b>		
03/2006/0366 / AC	<b>Abbey Road Garage Abbey Road Llangollen</b>	McCarthy & Stone (Devs) Ltd.	APPROVE	26 /04 /2006
	Details of external materials, finished floor levels and site levels, survey of contamination and risk assessment, and drainage arrangements submitted in accordance with condition no's 2,6,7,8 and 10 of planning permission code no. 03/2005/0939/PF	<b>Case Officer - Ian Weaver</b>		
03/2006/0511 / AC	<b>Land Adjacent To 10 Maesmawr Road Llangollen</b>	CGL Developments Ltd.	APPROVE	26 /04 /2006
	Details of external wall and roof materials submitted in accordance with condition no. 5 of planning permission code no. 03/2005/0032/PF	<b>Case Officer - Ian Weaver</b>		

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04/2006/0269 / PF	<b>Ty Cerrig Farm Melin-Y-Wig Corwen</b>  Erection of pitched-roof single storey extension, construction of new vehicular access and extension to domestic curtilage	Denbighshire County Council  <b>Case Officer - Paul David Griffin</b>	GRANT	24 /04 /2006
05/2006/0300 / PF	<b>Land Adjoining The Crescent Corwen</b>  Erection of 9 No. dwellings and construction of new vehicular/pedestrian access	Clive Williams & Heather Ledsham  <b>Case Officer - Shan Wyn Jones</b>	REFUSE	24 /04 /2006
06/2006/0046 / PF	<b>Bryn Farm Bryn Saith Marchog Corwen</b>  Erection of two-storey pitched-roof extension at rear of dwelling and conversion of part with adjacent outbuilding to form separate dwelling, formation of new vehicular access and new septic tank	Mr A Roberts And Mrs A E R Hyde  <b>Case Officer - Nicola Marie Jones</b>	GRANT	05 /04 /2006

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06/2006/0344 / PC	<b>GMR Tyres Craig Lelo Works Gwyddelwern Corwen</b>  Retention of tyre-shredding machinery used in connection with tyre recycling facility	GMR Tyres	GRANT	28 /04 /2006
		<b>Case Officer - Paul David Griffin</b>		
07/2006/0026 / PF	<b>Brodawel Berwyn Street Llandrillo Corwen</b>  Erection of detached double garage at side of dwelling	Mr. D. T. Evans	GRANT	26 /04 /2006
		<b>Case Officer - Nicola Marie Jones</b>		
07/2006/0414 / AC	<b>Land at Rhos Helyg Llandrillo Corwen</b>  Details of external wall materials, hard and soft landscaping, and internal estate road submitted in accordance with condition no's 2,4 and 6 of planning permission code no. 07/2004/0805/PF	RTL Developments (Bala) Ltd.	APPROVE	24 /04 /2006
		<b>Case Officer - Ian Weaver</b>		

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08/2006/0370 / AC	<b>Land at Bryn Hafod Cynwyd Corwen</b>  Details of stone wall adjoining highway, external wall finish to front elevation and hard and soft landscaping submitted in accordance with condition no's 3 and 4 of planning permission code no. 08/2005/1347/PF	C.E Jones  <b>Case Officer - Catrin E Williams</b>	APPROVE	03 /04 /2006
09/2006/0297 / PF	<b>Ty Draw Bungalow Mold Road Bodfari Denbigh</b>  Erection of outbuilding comprising garage, workshop and stables	Ceri Brookes & Richard Bethell  <b>Case Officer - Emer O'Connor</b>	REFUSE	25 /04 /2006
11/2006/0145 / PF	<b>1 Cae Segwen Clocaenog Ruthin</b>  Erection of pre-fabricated stable block	Mr & Mrs Locke  <b>Case Officer - Nicola Marie Jones</b>	GRANT	13 /04 /2006

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12/2006/0205 / LB	<b>Coed Y Foel Derwen Corwen</b>  Listed Building application for external alterations to form door opening in place of window	Mr & Mrs J Lightfoot  <b>Case Officer - Nicola Marie Jones</b>	GRANT	28 /04 /2006
12/2006/0246 / LB	<b>Coed Y Foel Derwen Corwen</b>  Listed Building application for internal alterations comprising removal of modern joists and reinstatement of oak ladder access. Reinstatement of cloakroom with partition wall, wc and basin.	Mr & Mrs J Lightfoot  <b>Case Officer - Nicola Marie Jones</b>	GRANT	18 /04 /2006
12/2006/0272 / PO	<b>Land adjoining Braich yr Alarch Clawddnewydd Ruthin</b>  Development of 0.08 hectares of land for 1 dwelling, installation of new septic tank and construction of new vehicular access (Outline application)	A G Johnson & S L Dunsdon  <b>Case Officer - Paul David Griffin</b>	REFUSE	13 /04 /2006

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13/2006/0198 / PF	<b>Outbuilding 'B' Plas Efenechtyd Barns Efenechtyd Ruthin</b>  Erection of single-storey pitched-roof extension - amendment to previously-approved barn conversion under Ref. No. 13/2005/0325/PF	Mr & Mrs R M Jones  Case Officer - Paul David Griffin	WDN	21 /04 /2006
13/2006/0206 / PF	<b>Ty Draw Efenechtyd Ruthin</b>  Erection of dormer extension to provide additional accommodation in roofspace, front porch and sun-lounge extension at rear of dwelling	Mr & Mrs D Stone  Case Officer - Paul David Griffin	GRANT	05 /04 /2006
14/2005/1456 / PF	<b>Barn at Ty Newydd Isa Bontuchel Ruthin</b>  Conversion of and extension to barn to create 3-bed dwelling, alterations to existing vehicular access and installation of new septic tank	Mrs K Piper  Case Officer - Nicola Marie Jones	GRANT	06 /04 /2006

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14/2006/0109 / PF	<b>Outbuilding at Ty Brith Bontuchel Ruthin</b>  Conversion of redundant outbuilding to dwelling and installation of new septic tank	Mr & Mrs E M Edwards  <b>Case Officer - Nicola Marie Jones</b>	GRANT	06 /04 /2006
15/2006/0503 / AC	<b>Bryn Difyr Bryn Alyn Llanferres Mold</b>  Details of noise insulation and landscaping submitted in accordance with condition no's 5 and 7 of planning permission code no. 15/2005/0673/PF	R F & M G Jones  <b>Case Officer - Paul Mead</b>	APPROVE	25 /04 /2006
16/2006/0242 / PF	<b>Tan Y Fenlli Llanbedr Dyffryn Clwyd Ruthin</b>  Erection of single storey pitched roof extension at side of dwelling, and alteration to fenestration (revised application).	Mr & Mrs R Littlewood  <b>Case Officer - Paul David Griffin</b>	GRANT	10 /04 /2006

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17/2005/1198 / PF	<b>Ddolddu Llandegla Wrexham</b>  Reinstatement of existing/original farmhouse	Mr P Roberts  Case Officer -	GRANT	28 /04 /2006  Catrin E Williams
17/2006/0202 / PF	<b>Bryn Iau Llandegla Road Llanarmon-Yn-Ial Mold</b>  Erection of two-storey pitched-roof extension at side of dwelling	Mr & Mrs T McCann  Case Officer -	GRANT	04 /04 /2006  Paul David Griffin
18/2006/0134 / AC	<b>Speddyd Farm Llandyrnog Denbigh</b>  Details of insulation against noise emission and highway improvements submitted in accordance with condition no. 5 & 6 of planning permission code no. 18/2005/1068/PF	Mr Michael Owen  Case Officer -	APPROVE	20 /04 /2006  Sarah Stubbs



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18/2006/0301 / AC	<b>Speddyd Farm Llandyrnog Denbigh</b>	Mr Michael Owen	APPROVE	20 /04 /2006
	Details of external lighting submitted in accordance with condition no. 12 of planning permission code no. 18/2005/1068/PF	<b>Case Officer - Sarah Stubbs</b>		
18/2006/0438 / AC	<b>Land at Green Covert Llandyrnog Denbigh</b>	Mr D S Law	APPROVE	12 /04 /2006
	Details of blockwork and cladding sheets submitted in accordance with condition no. 2 of planning permission code no. 18/2004/1492/PF	<b>Case Officer - Nicola Marie Jones</b>		
18/2006/0508 / AC	<b>Speddyd Farm Llandyrnog Denbigh</b>	Mr Michael Owen	APPROVE	25 /04 /2006
	Details of external materials submitted in accordance with condition no. 9 of planning permission code no. 18/2005/1068/PF	<b>Case Officer - Sarah Stubbs</b>		

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21/2006/0264 / PF	<b>Bryn Bowlio Caravan Site Tafarn-Y-Gelyn Llanferres Mold</b>  Change of use and alterations of former shop to holiday accommodation	Mr D Fernthoug  <b>Case Officer - Paul David Griffin</b>	GRANT	10 /04 /2006
23/2006/0259 / AD	<b>Pentre Motors Pentre Llanrhaeadr Denbigh</b>  Display of internally-illuminated free-standing signs and fascia signs	Pentre Motors  <b>Case Officer - Paul David Griffin</b>	GRANT	13 /04 /2006
23/2006/0369 / AC	<b>Rhewl Valley Peniel Denbigh</b>  Bat Survey submitted in accordance with condition no. 8 of planning permission code no. 23/2005/1286/PF	Mr H Howatson  <b>Case Officer - Emer O'Connor</b>	APPROVE	19 /04 /2006
23/2006/0525 / AC	<b>Fron Heulog Farm Llanrhaeadr Denbigh</b>	G & J Hinchcliffe	APPROVE	27 /04 /2006

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	Details of materials submitted in accordance with condition no. 2 of planning permission code no. 23/2005/1080/PF	<b>Case Officer - Paul Mead</b>		
24/2006/0283 / TA	<b>Golf Links Farm Rhewl Ruthin</b>	Hutchinson 3G	APPROVE	13 /04 /2006
	Installation of 15m high timber monopole, 3 antennae, 1 dish antenna, associated equipment housing and associated works.	<b>Case Officer - Nicola Marie Jones</b>		
24/2006/0302 / PF	<b>Stables At Buarthau Rhewl Ruthin</b>	Mr. & Mrs M. Emmons	WDN	05 /04 /2006
	Conversion of former stables/grooms quarters to 1 dwelling	<b>Case Officer - Emer O'Connor</b>		
25/2006/0281 / PF	<b>North Alwen Forest Off B4501 Nantglyn Denbigh</b>	Forestry Commission	GRANT	24 /04 /2006
	Construction of new forestry entrance and associated works to allow access to commercially fell timber	<b>Case Officer - Paul Mead</b>		

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25/2006/0504 / AC	<b>Dol Y Glyn Nantglyn Denbigh</b>  Details of Condition 4 of planning permission Code No. 25/2004/1600/PF relating to application of lime render	Mr & Mrs P & C Harrison  <b>Case Officer - Paul Mead</b>	APPROVE	25 /04 /2006
28/2006/0122 / AC	<b>Land at Ffordd Bryn Y Garn Henllan Denbigh</b>  Details of Condition No. 5 (seat relocation) on Planning Permission Ref. No. 28/2005/0031/PO	Denbighshire County Council Property/Development Services <b>Case Officer - Paul David Griffin</b>	APPROVE	24 /04 /2006
30/2006/0232 / PF	<b>Land at (part garden of) 1 Llannerch Crossing St. Asaph</b>  Erection of single dwelling and construction of new vehicular access	Mr M Hughes  <b>Case Officer - Emer O'Connor</b>	WDN	11 /04 /2006

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30/2006/0347 / PF	<b>Trefnant Village Hall Trefnant Denbigh</b>  Erection of store room extension, formation of disabled access ramps and renovation works	Trefnant Village Hall  <b>Case Officer - Emer O'Connor</b>	GRANT	26 /04 /2006
31/2006/0506 / AC	<b>Capel Cefn Meiriadog Groesffordd Marli Abergele</b>  Details of roof materials (slate - spanish samacia 49) submitted in accordance with condition no. 2 of Listed Building consent code no. 31/2005/0635/LB	Mr E Davies  <b>Case Officer - Nicola Marie Jones</b>	APPROVE	24 /04 /2006
40/2006/0239 / AC	<b>Land at Expressway Business Park, Abergele Road Bodelwyddan Rhyl</b>  Details of provision to be made for the control of noise, and details of junction arrangement in relation to vehicle testing and maintenance centre submitted in accordance with condition no's 2 and 4 of planning permission code no. 40/2004/0599/PF	Eatonfield Holdings Limited  <b>Case Officer - Emer O'Connor</b>	APPROVE	19 /04 /2006

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40/2006/0312 / PF	<b>Faenol Fawr Rhuddlan Road Bodelwyddan Rhyl</b>  Change of use of caravan site to land for winter storage of caravans between 1st November and the last day of February in the succeeding year	Messers S & J Goddard  <b>Case Officer - Emer O'Connor</b>	GRANT	28 /04 /2006
40/2006/0501 / AC	<b>Ysgol Y Faenol Johns Drive Bodelwyddan Rhyl</b>  Details of materials submitted in accordance with condition no. 2 of planning permission code no. 40/2005/0942/PF	Denbighshire County Council Denbighshire Design Development  <b>Case Officer - Paul Mead</b>	APPROVE	25 /04 /2006
41/2005/0676 / AC	<b>Pentre Uchaf Quarry Mold Road Bodfari Denbigh</b>  Details of restoration and aftercare submitted in accordance with condition nos. 23, 24 and 27 of planning permission code no. 41/230/96/PF	Tarmac Ltd  <b>Case Officer - Roger Bennion</b>	APPROVE	06 /04 /2006

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42/2006/0316 / PF	<b>Trelawnyd House High Street Dyserth Rhyl</b>  Change of use, part ground floor living accommodation to form shop extension, erection of first floor rear extension and single storey rear extension	Mr G Hughes  Case Officer - Emer O'Connor	GRANT	10 /04 /2006
42/2006/0326 / PF	<b>Bank House, Westminster Buildings High Street Dyserth Rhyl</b>  Change of use from class A1 shop to class D1 beauty salon	Samantha Young  Case Officer - Emer O'Connor	GRANT	18 /04 /2006
43/2005/1506 / PF	<b>The Coach House, Nant Mill Farm Gronant Road Prestatyn</b>  Erection of two-storey pitched-roof extension and first-floor conservatory extension at rear of dwelling	Mr J Rowley And Miss R Dawe  Case Officer - Emer O'Connor	REFUSE	26 /04 /2006

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43/2005/1513 / PR	<b>70 Caradoc Road Prestatyn</b>  Details of siting, design and external appearance of the building, means of access and landscaping submitted in accordance with condition no. 1 of outline planning permission code no. 43/2005/0387/PO	Mr M Trefor  <b>Case Officer - Sarah Stubbs</b>	APPROVE	04 /04 /2006
43/2006/0031 / PF	<b>214 High Street Prestatyn</b>  Change of use of 214A from Class A1 shop to Class A3 cafe to form extension to existing cafe at 214B and installation of new shop front	Mrs J Hudson  <b>Case Officer - Emer O'Connor</b>	GRANT	19 /04 /2006
43/2006/0152 / PF	<b>38 Lon Gwyndaf Prestatyn</b>  Erection of conservatory at rear of dwelling	Mr & Mrs S Wainwright  <b>Case Officer - Emer O'Connor</b>	GRANT	04 /04 /2006



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43/2006/0162 / PF	<b>90 Meliden Road Prestatyn</b>  Erection of pitched-roof extensions and raising roof height to allow additional accommodation in roofspace with rear dormer windows	Mr R Jackson  Case Officer - Emer O'Connor	GRANT	06 /04 /2006
43/2006/0254 / PF	<b>40 Calthorpe Drive Prestatyn</b>  Erection of single-storey pitched roof extension to rear of dwelling	Mr. S. Meredith  Case Officer - Emer O'Connor	GRANT	04 /04 /2006
43/2006/0256 / PF	<b>11 Milmor Way Prestatyn</b>  Erection of conservatory at side of dwelling to Overton Avenue elevation	Mr. Whitham  Case Officer - Michael G Hughes	GRANT	13 /04 /2006

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43/2006/0284 / PF	<b>44 Central Avenue Prestatyn</b>  Erection of front porch	Mr M G Taylor  Case Officer -	GRANT	18 /04 /2006  Emer O'Connor
43/2006/0292 / PF	<b>2 Ffordd Penrhwylyfa Prestatyn</b>  Erection of conservatory at rear of dwelling	Mr & Mrs Smith  Case Officer -	GRANT	13 /04 /2006  Emer O'Connor
43/2006/0311 / PF	<b>4 Eden Avenue Prestatyn</b>  Erection of single-storey pitched-roof extension at rear of dwelling	Mr & Mrs A. Basnett  Case Officer -	GRANT	18 /04 /2006  Emer O'Connor
43/2006/0313 / PF	<b>12 Aberconway Road Prestatyn</b>  Extension of pitched roof and formation of dormer windows at front, side and rear of dwelling	Mr & Mrs N Lamb  Case Officer -	GRANT	13 /04 /2006  Emer O'Connor

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43/2006/0320 / PF	<b>6 The Avenue Bryn Newydd Prestatyn</b>  Erection of two-storey pitched roof extension at rear of dwelling	Mr K Mc Causland  Case Officer -	GRANT  Emer O'Connor	18 /04 /2006
43/2006/0324 / PF	<b>73 Highbury Avenue Prestatyn</b>  Erection of two-storey extensions to side and rear and conservatory to rear	Mr D Billington  Case Officer -	GRANT  Emer O'Connor	18 /04 /2006
43/2006/0325 / PF	<b>80 Highbury Avenue Prestatyn</b>  Erection of two-storey extension to rear and single-storey extension to side of dwelling	Mr & Mrs A Ward  Case Officer -	GRANT  Emer O'Connor	18 /04 /2006

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43/2006/0335 / PF	<b>10 Third Avenue Prestatyn</b>  Erection of first floor conservatory at rear of dwelling	Mr. R. F. Clewlow  <b>Case Officer - Emer O'Connor</b>	REFUSE	27 /04 /2006
43/2006/0339 / AC	<b>Plots 8 And 9 Land at Melyd Avenue Prestatyn</b>  Details of archaeological watching brief submitted in accordance with condition no. 5 of planning permission code no. 43/2004/0496/PF	Healey Homes Limited  <b>Case Officer - Mark Dakeyne</b>	APPROVE	28 /04 /2006
43/2006/0343 / PO	<b>Land adjacent to Bryn Siriol Hillside Prestatyn</b>  Development of 0.1 hectares of land by erection of dwelling (Outline application)	Mr M A Thomas  <b>Case Officer - Emer O'Connor</b>	REFUSE	27 /04 /2006

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43/2006/0346 / PF	<b>192a High Street Prestatyn</b>  Change of use from Class A1 retail to Class B1 recruitment agency office	Amber Harris  Case Officer - Emer O'Connor	GRANT	18 /04 /2006
44/2006/0258 / PF	<b>Central Garage Rhyl Road Rhuddlan Rhyl</b>  Erection of extension at rear of premises	Mr T Morgan Lineback Limited  Case Officer - Emer O'Connor	GRANT	04 /04 /2006
44/2006/0263 / AD	<b>(Rhuddlan Triangle) Land at Marsh Road Rhuddlan Rhyl</b>  Display of 5 No. free-standing externally-illuminated signs, internally- and externally-illuminated elevational signage and post-mounted signage in connection with permitted Travel Inn and Public House	Whitbread Restaurants  Case Officer - Emer O'Connor	GRANT	10 /04 /2006

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44/2006/0289 / PF	<b>The Rise Rhyl Road Rhuddlan Rhyl</b>  Demolition of existing garage and glasshouse, construction of new access/drive to Highlands Crescent, and erection of two detached dwellings at rear	Barnstyle Limited  <b>Case Officer - Emer O'Connor</b>	REFUSE	25 /04 /2006
44/2006/0359 / PF	<b>Plot 11 Tir Morfa Site Meliden Road Rhuddlan Rhyl</b>  Erection of conservatory at rear of approved dwelling	Lloyd Construction  <b>Case Officer - Sarah Stubbs</b>	GRANT	27 /04 /2006
45/2005/0855 / AC	<b>Point Hotel Hilton Drive Rhyl</b>  Details of site levels, landscaping and parking areas/security gates submitted in accordance with condition no's. 2,6 and 8 of planning permission code no. 45/2004/0999/PF	NWPS Construction Ltd  <b>Case Officer - Paul Mead</b>	APPROVE	13 /04 /2006

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45/2005/1345 / PF	<b>9 Elwy Street Rhyl</b>  Conversion of existing property from bed-sits to 5 no. self-contained flats	Ms M Mawson  Case Officer - Shan Wyn Jones	GRANT	03 /04 /2006
45/2006/0146 / PF	<b>53 Wellington Road Rhyl</b>  Conversion of first-floor to form a self-contained flat	Mr W D Twist  Case Officer - Emer O'Connor	GRANT	19 /04 /2006
45/2006/0204 / PF	<b>Social Services, Denbighshire County Council Childrens Resource Centre, South Meadow Cefndy Road Rhyl</b> Erection of secure loading-bay extension	Denbighshire County Council  Case Officer - Michael G Hughes	GRANT	07 /04 /2006
45/2006/0251 / PF	<b>Unit 2 10/12 Sussex Street Rhyl</b>  Installation of roller shutter	The Peacock Group  Case Officer - Michael G Hughes	GRANT	18 /04 /2006

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45/2006/0262 / PF	<b>Terfyn Pella Holiday Camp Ltd 421 Rhyl Coast Road Rhyl</b>	Mr J A Signol	GRANT	04 /04 /2006
	Installation of underground sewage pumping station for upgrading of drainage system	<b>Case Officer - Emer O'Connor</b>		
45/2006/0268 / PF	<b>37 River Street Rhyl</b>	Mr Xue Liang Fang	GRANT	27 /04 /2006
	Conversion and alterations of existing HMO to create 5 no. self-contained flats	<b>Case Officer - Shan Wyn Jones</b>		
45/2006/0271 / PF	<b>72 Kinmel Street Rhyl</b>	Mr Peter Davies	GRANT	27 /04 /2006
	Conversion and alterations of existing HMO to create 3 no. self-contained flats	<b>Case Officer - Sarah Stubbs</b>		



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45/2006/0291 / PF	<b>33 Lon Wen Rhyl</b>  Erection of two-storey pitched roof extension at side of dwelling in place of existing garage	Mr & Mrs N Allen	GRANT	21 /04 /2006
		<b>Case Officer - Michael G Hughes</b>		
45/2006/0293 / AD	<b>93 Wellington Road Rhyl</b>  Display of internally illuminated fascia and projecting signs	AAA Plc	CONSENT	21 /04 /2006
		<b>Case Officer - Michael G Hughes</b>		
45/2006/0294 / AD	<b>8 Sussex Street Rhyl</b>  Display of projecting sign (retrospective)	Savers Health And Beauty	GRANT	04 /04 /2006
		<b>Case Officer - Emer O'Connor</b>		
45/2006/0295 / PF	<b>21 Madryn Avenue Rhyl</b>  Erection of dormer window at side of dwelling	Mr. & Mrs G. Bainbridge	GRANT	24 /04 /2006
		<b>Case Officer - Michael G Hughes</b>		

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**DECISIONS MADE BY HEAD OF PLANNING AND PUBLIC  
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01 /04 /2006 and 30 /04 /2006**

<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>
45/2006/0305 / PF	<b>Wilkinsons 23-27 Queen Street Rhyl</b>  Installation of new shop fronts, entrance/exit screens, roller shutters and window film to retail unit	Wilkinson	GRANT	19 /04 /2006
		<b>Case Officer - Emer O'Connor</b>		
45/2006/0306 / AD	<b>Wilkinsons 23-27 Queen Street Rhyl</b>  Display of 6 no. internally illuminated fascia signs comprising built up letters and 2 no. internally illuminated projecting signs	Wilkinson	GRANT	19 /04 /2006
		<b>Case Officer - Emer O'Connor</b>		
45/2006/0319 / PF	<b>15 Church Street Rhyl</b>  Change of use of HMO to 3 No. self-contained flats	Mr J Meunier	GRANT	20 /04 /2006
		<b>Case Officer - Sarah Stubbs</b>		

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45/2006/0321 / PF	<b>123, 125, 127, 129, 131 High Street &amp; 3 Brighton Road Rhyl</b>  Reinstatement of victorian style to building by new slate roof, timber sash windows, reinstatement of original bay windows and timber shop fronts, new mansard roof to 3 Brighton Road, new dormers to roof and watch tower to corner	Pipin Partnership Pipin Partnership  <b>Case Officer - Sarah Stubbs</b>	GRANT	27 /04 /2006
45/2006/0323 / PF	<b>82 Marsh Road Rhyl</b>  Change of use from Class D2 (sports hall) to Class D1 (community hall/training centre) and formation of disabled access ramp at front of building	Ms Shelly Evans  <b>Case Officer - Sarah Stubbs</b>	GRANT	27 /04 /2006
45/2006/0345 / PF	<b>19 Rowan Drive Rhyl</b>  Installation of folding arm awning to front elevation	Mr & Mrs R G Fox  <b>Case Officer - Emer O'Connor</b>	GRANT	27 /04 /2006

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45/2006/0348 / PF	<b>70 West Parade Rhyl</b>  Conversion of 6 no. bedsits to 3 no. self-contained flats	Mr & Mrs C Hall  Case Officer - Sarah Stubbs	GRANT	27 /04 /2006
45/2006/0367 / PF	<b>Doctor's Surgery 43 Ffordd Elan Rhyl</b>  Installation of air-conditioning units	Oasis Healthcare PLC  Case Officer - Emer O'Connor	GRANT	27 /04 /2006
45/2006/0425 / AC	<b>Land At Rear Of 70 Dyserth Road Rhyl</b>  Details of materials submitted in accordance with Condition No. 4 of planning permission Code No. 45/2005/1401/PF	Mr & Mrs M J Murray  Case Officer - Emer O'Connor	APPROVE	11 /04 /2006
45/2006/0502 / AC	<b>Rhyl Railway Station Bodfor Street Rhyl</b>	Network Rail	APPROVE	25 /04 /2006

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	Details of cameras, cabling and fixings submitted in accordance with Listed Building consent no. 45/2005/1211/LB	<b>Case Officer - Paul Mead</b>		
46/2006/0296 / PF	<b>Bryn Polyn Mawr Upper Denbigh Road St. Asaph</b>	Mr & Mrs G Dodd	GRANT	25 /04 /2006
	Erection of detached garage/games room/tack room	<b>Case Officer - Emer O'Connor</b>		
46/2006/0322 / PF	<b>4 Bryn Arthur St. Asaph</b>	Mrs A. Williams	GRANT	28 /04 /2006
	Erection of single storey flat roof extension to side of dwelling	<b>Case Officer - Emer O'Connor</b>		
47/2005/1344 / LB	<b>9 Heol Y Brenin Tremeirchion St. Asaph</b>	Mrs S Lanceley	GRANT	11 /04 /2006
	Replacement of existing corrugated steel flat roof to rear porch with red tiled pitch roof and erection of double garage with art studio above (Listed Building application)	<b>Case Officer - Nicola Marie Jones</b>		

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47/2005/1383 / PF	<b>Plas Yn Cwm Rhualt St. Asaph</b>  Conversion of outbuilding to dwelling and installation of new septic tank (amendment to scheme granted under planning code no. 47/2003/0822/PF)	Mr P Hoyle  <b>Case Officer - Emer O'Connor</b>	GRANT	26 /04 /2006
47/2005/1420 / PO	<b>Land at (part Field No. 2034) Bach y Graig Tremeirchion St. Asaph</b>  Development of 0.09 hectares of land for erection of agricultural worker's dwelling, installation of new septic tank and alterations to existing vehicular access (Outline application)	Mr & Mrs D Roberts  <b>Case Officer - Philip Garner</b>	GRANT	06 /04 /2006
47/2006/0318 / PF	<b>Plas Newydd Tremeirchion St. Asaph</b>  Extension and alterations of outbuildings to form additional garaging for cars	Mr P Neumark  <b>Case Officer - Paul Mead</b>	GRANT	28 /04 /2006

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