

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on 21st June 2006 at 09.30 a.m.

PRESENT

Councillors. S. Thomas (Chair) J.R. Bartley, J. Butterfield, J. Chamberlain-Jones, J.M. Davies, M.Ll. Davies, G.C. Evans, H.H. Evans, S. Frobisher, I.M. German, T.R. Hughes, E.R. Jones, H. Jones, M.M. Jones, G.M. Kensler, P.W. Owen, N.P. Roberts, J.A. Smith, D.A.J. Thomas, J. Thompson-Hill, C.H. Williams, R.Ll. Williams

ALSO PRESENT

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

APOLOGIES

Apologies for absence were received from Councillors S. Davies, M. German, D. Hannam, D. Jones, N.H. Jones and M. Webster

1. URGENT MATTERS

None

2. APPLICATION FOR PERMISSION FOR DEVELOPMENT

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

RESOLVED that: -

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

(i) Consents

Application No.

Description and Situation

42/2005/1445/PF

Speaker in favour Mr McSwiggan

Councillor Peter Owen declared an interest in the following application and left the Chamber during consideration thereof.

Following consideration of report of Site Visit on 14th June 2006.

Demolition of existing cottage and erection of 2 No. dwelling houses and alterations to existing vehicular access.

Woodlands Cottage Hiraddug Road Dyserth Rhyl

(Councillor T.R. Hughes wished it be noted that he abstained from voting)

43/2006/0420/PF

Extension of the existing 18m high Vodafone lattice type mobile phone mast to 20m to accommodate the addition of 3 No. antennae and 1 No. dish antenna for use by Orange PCS Ltd as well as equipment cabinets and associated ancillary development thereto.

Hapgoods Gas Works Lane Prestatyn

(Councillor S. Frobisher wished it to be noted that she voted against granting permission)

43/2006/05420/PF

Following consideration of site visit report of 14th June.

Erection of first-floor pitched roof extension at side of dwelling.

35 Plastirion Avenue Prestatyn

45/2006/0224/PF

Following consideration of correction to report "roof height will not deprive the adjoining property of significant light.

Extension to provide covered parking/storage area at rear and alteration to roof design and part rebuild.

Bridge Garage Marsh Road Rhyl

Subject to Amended/Additional Conditions

3. "3.5 tonne gross weight"

4. No repairs or servicing shall take place within the covered parking and storage area hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of the neighbouring dwelling.

45/2006/0401/PF

Following consideration of revised siting further to west.

Use of land for permanent siting of container for children's play-schemes.

Land at Bruton Park fronting Bro Deg Rhyl

Resolved to GRANT planning permission but subject to a revised siting being agreed with the applicant so that the container benefits from screening from the hedge to the western boundary. Once as amended siting has been agreed there will be a need to re-notify adjoining residents.

Also need to consider measures to reduce the likelihood of youths using the container as a games wall e.g. padding, landscaping, or fencing. Liaise with applicants.

05/2006/0554/PF

Following consideration of 2 additional letters representation from: Head of Transport & Infrastructure A Jones, Old Swan, Carrog. Erection of 1 no. detached dwelling (revised scheme to application ref no. 05/2005/0916/PF).

Land at Berwyn House Carrog Corwen

Subject to Amended Condition 12 "Material"

Notes to Applicant:

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

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

13/2006/0440/PF

Following consideration of correction to report.

Conversion of redundant chapel to 1 dwelling

Salem Chapel Pwllglas Ruthin

Subject to Additional Note to Applicant

It is noted that it is intended to retain the existing windows either side of the main entrance to the front elevation. You are encouraged to replace the windows with a design more sympathetic to the character and appearance of the chapel. Please contact the case officer, Paul Griffin, on this issue.

13/2006/0498/PF

Erection of pitched-roof extension to side of dwelling.

Coediog Llanfwrog Ruthin

21/2006/0387/PF

Following consideration of site visit held on 14th June 2006 and Llanferres Community Council.

Erection of new dwellinghouse and detached double garage.

Land at (part garden of) Minestones Ruthin Road Cadole Mold

Subject to Additional Condition

7. Notwithstanding the submitted details the siting of the detached garage shall be not as indicated on the submitted plan but shall be subject to the submission of further details to be provided in writing prior to its erection.

Reasons: In the interests of the visual amenity of the area including the Area of Outstanding Natural Beauty.

Notes to Applicant

Welsh Water advised that the application site is crossed by a Public Sewer. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted by Welsh Water within 3 metres either side of the centre line of the public sewer.

Consent Against Officers' Recommendation

08/2006/0308/PC

Councillor C.H. Williams declared an interest in the following application and left the Chamber during consideration thereof. Following Consideration of correction to map (Cynwyd not Corwen).

Continuation of use of redundant agricultural building as motor vehicle repair/service centre (retrospective application)

Outbuilding at Cae Mawr Cynwyd

RESOLVED TO GRANT

Condition 1

Within 3 months of the date of this permission there shall be 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.

Condition 2

All planting, seeding, turfing, fencing, walling or other treatment comprised in the approval details of landscaping shall be carried out by the end of the next planting and seeding season (by 20th November 2006) and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition 3

Within 3 months of the date of this planning permission, details of any external areas to be used for the storage of parts, crates, or waste shall be submitted in writing to the Local Planning Authority external storage shall only take place in the approved areas.

Condition 4

Hours of operation condition including allowance for emergency repairs to be discussed with the applicant and Local Members.

The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason: EMP5 – Employment use is considered appropriate and can be controlled by conditions. (Councillor D.A.J Thomas wished it be noted that he abstained from voting)

Refuse Against Officers Recommendations

16/2006/0393/PO

Following consideration of site visit held on 14th June 2006.

Development of 0.09 hectares for 1 dwelling, formation of new vehicular access and bridge to watercourse and installation of new septic tank (outline application)

Land at Lon Cae Glas Cae Glas Llanbedr Dyffryn Clwyd Ruthin

Against Recommendation

RESOLVED to **REFUSE** planning permission for the following reasons:

1. The proposed vehicular access onto Lon Cae Glas would, by reason of limited visibility and gradient onto the narrow lane, lead to additional dangers for all highway users in conflict with criteria (vi) & (vii) of Policy GEN 6 and Policy TRA 6 of the Denbighshire Unitary Development Plan and advice within Technical Advice Note No. 18 – Transport and in particular Annex B.

2. The proposal would lead to significant works in relation to the formation of the access and bridge across the stream which would lead to the loss of trees and other vegetation an impact on the visual amenity afforded by the steam in a steep sided valley in conflict with criteria (i) and (ii) of Policy GEN 6 and Policy ENV 2 of the Denbighshire Unitary Development Plan and guidance within Planning Policy Wales, all of which seeks to conserve and enhance the Area of Outstanding Natural Beauty.

(Councillors J. Butterfield, I.M. German, E.R. Jones, J. Chamberlain-Jones, D.A.J Thomas and G.M. Kensler wished it to be noted that they voted in favour of granting permission. M.Ll. Davies and T.R. Hughes, wished it be noted that they abstained from voting)

Deferred for reasons given

15/2004/1535/PF

Following consideration of site visit held on 14th June 2006.

Erection of agricultural worker's dwelling.

**Land at Mountain Hall Farm School Lane
Llanarmon y Ial Mold**

DEFERRED for clarification on extent of land ownership, distances from Mount Hall Farm of outlying land, and details of current stocking and livestock movements.

Withdrawn by the applicant

13/2005/1551/PF

Following consideration of site visit on 14th June Retention of building and extension to domestic curtilage (retrospective)

Llanerchgron Barn Pwllglas Ruthin

Application Withdrawn

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 to be held in abeyance to audit the outcome of the revised application submitted.

3. PONT MELIN RUG TRUNK ROAD IMPROVEMENT

RESOLVED that Members support the requirement for additional landscape mitigation measures as set out in the report.

4. INFORMATION ITEMS

Submitted report for Members information on:

1. Affordable Housing
Members were reminded of the training session on Friday 23rd June 2006 in association with Cymdeithas Tai Clwyd.
2. TAN 6 (Agricultural & Rural Development)
Members felt that the Supplementary Planning Guidance on Diversification would be useful. Officers will write to Welsh Assembly Government and ask the Policy Team to investigate the possibility of producing an SPG
3. Ty Isoe Llandegla
Officers showed photographs of Operation Dandelion the direct action taken to clear the above site. It was one of the largest operation of its kind by a Local Planning Authority in England and Wales.
The Members congratulated all the staff involved on a most successful operation.

5. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning and Public Protection Services submitted his written report (previously circulated) of applicants for Planning Permission determined by him under delegated authority between 1st May and 31st May 2006.

RESOLVED that the report be received

The meeting closed at 12.00 noon.