

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on 26th July 2006 at 9.30am.

PRESENT

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

ALSO PRESENT

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

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors: J Smith, J Thompson-Hill, N Hugh-Jones, R Bartley and E R Jones.

1. URGENT MATTERS

The Chair welcomed members of the public and Councillors and Officers from Flintshire County Council Planning Committee who were visiting to observe public speaking.

2.

(i) Consents

Application No.	Description and Situation
02/2006/0734/PO	(Councillor S Davies vacated the chamber during debate on this application.) Following consideration of plan circulated showing planning history and development boundary and additional letter of representation from Ruthin Town Council. Development of 0.08ha of land by the erection of one dwelling, construction of means of access and installation of private treatment plant (outline application). Land at Rhoslwyn Llanfwrog Ruthin GRANTED subject to: <i>Amended Condition</i>

5. Delete “/completion of the development/commencement of the development/next planting and seeding season”.

03/2006/0260/PF

Erection of detached garage.
Land At (part garden of) Ridgeway Hill Street, Llangollen
GRANTED

05/2005/1463/PF

Demolition of garages, erection of detached dwelling and alterations to existing vehicular access.
Land adjoining The Cottage Hill Street Corwen
GRANTED subject to: *Additional Condition* No.10 Prior to the commencement of any works on site, including demolition, a ground investigation survey to include the application site shall be undertaken to ascertain the stability of the ground for the development proposed and potential implications on surrounding land. The survey shall be submitted to recommendations or findings by the Local Planning Authority and those recommendations or findings subsequently agreed shall be fully implemented as part of the development.
Reason: In the interested of ensuring a safe and satisfactory development in the interests of the amenity of the locality.

05/2006/0445/PO

Development of 0.06 hectares of land by erection of 1 dwelling (Outline application)
Land off New Inn Terrace, Glyndyfrdwy, Corwen
GRANTED subject to: *Amended Condition* Delete Condition 4.

22/2006/0723/PF

Speakers For: Alan Whitley
Following consideration of 1 additional letter of representation from: W M Jones and Talog Davies (on behalf of D H Williams) on amended plans. Erection of 1 No. detached dormer bungalow incorporating extension of existing driveway access and associated landscaping and drainage works.

Land Adjoining Old Barn Gellifor Ruthin
GRANTED

43/2003/1360/PR

Speaker For: Emma Beardmore (Tesco)

Councillor Cefyn Williams declared an Interest in the following application and left the Chamber during consideration thereof.

Following consideration of 1 additional letter of representation from: Prestatyn Town Council "no objection".

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

Land at High Street Prestatyn

GRANTED subject to: *Additional Condition:*

No. 4 Notwithstanding the details shown on the approved plan, no development shall be permitted to take place on the store building until the written approval of the Local Planning Authority has been obtained to the colour of the roof sheets, and the roof shall be completed in accordance with the approved details.

Reason: In the interests of visual amenity. (Local Members to be advised on receipt of amended details.)

43/2006/0588/PO

Speaker For: Emma Beardmore

Councillor Cefyn Williams declared an interest in the following application and left the Chamber during consideration thereof. Development of 0.35 hectares of land by the demolition of existing building/dwelling; erection of 1,208 sq. m first floor office and construction of new vehicular access (outline application).

Camelot Creation and No. 23 Sandy Lane Prestatyn.

GRANTED

43/2006/0645/PF

Replacement of 6 No. sector antennas with 3 No. UMTS antennas and 3 No. dual polar antennas.

ARQIVA Transmitter Station

Gwaenysgor Rhyl

GRANTED

45/2006/0551/PF

Speaker For: Roly Schwartz (Applicant)

Following consideration of 1 additional letter of representation from: Corporate Access Officer.

Change of use from Class B1 offices to Class D1 offices and day centre providing training, washing, hot-food facilities and primary health care.

Clwyd Buildings Clwyd Street Rhyl

GRANTED subject to: *Additional condition:*
No. 4 There shall be no sale of hot food for consumption off the premises hereby permitted.

Reason: To ensure the hot food facility remains ancillary to the main day centre facility and benefits staff and users of the premises only.

45/2006/0564/PF

Alterations to roof design granted under Code No. 45/2005/1414/PF and construction of new vehicular access, felling on 2 No. trees the subject of a Tree Preservation Order and erection of meter store.

45 Brighton Road Rhyl

GRANTED subject to: *Amended*

Conditions:-

2. No works shall commence until the details of the replacement trees including species, size and proposed location have been submitted to and approved in writing by the Local Planning Authority

3. The approved replacement trees shall be planted in the first planting season after felling, The trees shall thereafter be retained in area G15 on the plan annexed to the Rhuddlan UDC 1951 TPO.

45/2006/0583/PF

Speaker For: Alyn Edwards

(Councillors Nigel Roberts, Gwilym Evans and Sharon Frobisher declared an interest in the following application and left the Chamber during consideration thereof.)

Extensions, alterations and remodelling of existing fire station to create communal facilities and alteration to existing vehicular access.

**North Wales Fire Service Headquarters
Rhyl Coast Road Rhyl**

GRANTED subject to:

Amended Condition:

5. Delete "will" insert "shall"

".....unless otherwise agreed in writing by the Local Planning Authority".

45/2006/0592/PF

Erection of single-storey pitched-roof extensions to dayroom at side of premises and retention of existing fire escape.

Canterbury Care Home 77 Dyserth Road Rhyl

GRANTED subject to:

Additional Condition:

3. The Staircase / external fire escape hereby permitted shall be painted black within 1 month of the date of this permission and shall be retained as such thereafter.

Reason: In the interests of the visual amenities of the site and surroundings.

(ii) **Listed Buildings Consent**
(subject to reference to CADW)

12/2006/0530/LB

Speaker For: Mr Lightfoot

Following consideration of 1 additional letter of representation from: Paul Draycott (Master Thatcher).

Repair and replacement of existing porch structure with oak supports and slate roof in place of thatch (Listed Building application)

Coed y Foel Derwen Corwen

GRANTED subject to the application being referred to CADW and their raising no objection.

(iii) **Grant**
(Against Officers Recommendations)

10/2006/0203/PO

Speaker For: D Haston

Development of 0.07 ha of land by the erection of an agricultural worker's dwelling and installation of private treatment plan (outline application)

Ysgubor Uchaf Bryneglwys

GRANTED subject to:

Monitoring Officer to advise if this is a

significant departure and therefore requiring a Full Council decision
The decision being CONTRARY to the Officers' Recommendation was taken for the following reason: Members considered that the application compiled with policies HSG 6 and SPG 1.

(iv) **Defer**
(for reasons given)

- 45/2006/0240/PF Following consideration of amendment to report – 6 affordable units, not 7 as stated
Erection of four-storey building to provide 9 no. self contained dwelling units.
Rear of Palace Apartments 83/84 West Parade Rhyl
DEFERRED to allow consultation on amended plans received (Local Members to be advised on progress)
- 46/2005/0918/PO Development of 3.9ha of land for office/light industrial use (Class B1) and construction of new vehicular/pedestrian access (outline application)
Former Pilkington Playing Fields Glascoed Road St. Asaph
DEFERRED to clarify access proposals.
- 46/2006/0418/PF Following consideration of 1 additional letter of representation from: Head of Transport and Infrastructure.
Internal and external alterations to dwelling, rebuilding of structure to rear and alterations to adjoining shop to create access.
Elwy Bank High Street St. Asaph
DEFERRED for further consultation on parking and highways issues with Highways Engineers.
- 46/2006/0419/LB Following consideration of 1 additional letter of representation from: Transport and Infrastructure.
Internal and external alterations to dwelling, rebuilding of structure to rear and alterations to adjoining shop to create access (Listed Building).

Elwy Bank High Street St. Asaph
DEFERRED to await discussion with
Highways on planning application.

3. REVIEW OF PLANNING COMMITTEE PROCEDURES

Submitted - Report by Head of Planning and Public Protection (previously Circulated)

RESOLVED that the report be received for information.

(Members wished it to be noted that items for "Information Only" should be clearly marked as such on the Agenda).

4. ENFORCEMENT UPDATE

Submitted - Report of Enforcement matters, for information.

RESOLVED that the report be received for information.

5. APPEALS UPDATE

Submitted - Report by Head of Planning and Public Protection detailing recent and ongoing appeals for information.

RESOLVED that the report be received for information

6. DATE OF SITE VISIT

Submitted - Report by Head of Planning and Public Protection advising members of date of site visits if required prior to next Committee. Resolved that site visits be held on Thursday 31st August 2006.

7. LIST OF APPLICATION DEALT WITH UNDER DELEGATED POWERS

The Head of Planning and Public Protection Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between and

RESOLVED that the report be received.

8. **PLANNING APPEALS RELATING TO WIND TURBINE DEVELOPMENT AT WERN DDU, GWYDDELWERN**

Submitted - report by the Head of Planning and Public Protection circulated at the meeting, providing members with an update on the appeals lodged by Tegni Cyf.

RESOLVED that the report be received for member information.

The meeting closed at 12.20