

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 8th November 2006 at 09.30 a.m.

PRESENT

Councillors: S Thomas (Chair), R Bartley, B Barton, B Blakeley, J M Davies, M LI Davies, G C Evans, S Frobisher, I M German, M A German, D Hannam, K N Hawkins, C L Hughes (Observer), R W Hughes, T R Hughes, N Hugh-Jones, H Jones, M M Jones, G M Kensler, N P Roberts, J A Smith, D A J Thomas, J Thompson-Hill, C H Williams and R LI Williams.

ALSO PRESENT

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

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors: P Owen, S Davies, J Butterfield, J Chamberlain-Jones, E R Jones and T K Hodgson

569 URGENT MATTERS

Planning: Delivery for Wales

DC Manager circulated copies of a new Welsh Assembly Government document called Planning: Delivery for Wales (Training for Members) for Councillors information.

570 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

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

RESOLVED that:-

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

(i) Consents

Application No. Description and Situation

43/2006/0912/PF	Erection of detached dwelling and garage Plot 11 Melyd Avenue, Prestatyn Grant Amended Note to Applicant – delete “made the ...” Amend Condition 2 “...the roofs of the existing dwelling forming the remainder of the development” (Councillors N Hugh-Jones and S Frobisher wished it be noted that they voted against granting permission)
43/2006/1093/PF	(Councillor J Thompson-Hill declared an interest in the following application and left the Chamber during consideration thereof). Following consideration of site visit held on 3 rd November 2006 and an additional letter of representation from Prestatyn Town Council

Mr A Tomlinson, 6 Princess Avenue, Prestatyn
Erection of two-storey flat-roof extension to school incorporating new classrooms, offices, video room/conference room
Prestatyn High School, 2 Princess Avenue, Prestatyn
GRANT
(Councillors N Hugh-Jones did not vote on this application).

44/2006/0105/PF

Speaker for Lee Dawkin (Muller Property)
Erection of public house/restaurant, hotel, drive-thru fast food units and associated access, car-parking and landscaping (amended details relating to non-food retail unit previously approved under code no. 44/2005/0771/PF)
(Rhuddlan Triangle) Land at Marsh Road, Rhuddlan, Rhyl
GRANT
Amended Conditions
12. "following the commencement of the development"
13. "details of the materials and elevational treatment, including height of the retail units, shall be submitted to etc"
14."prior to the commencement of the erection of a particular building" "it is proposed to use on the building shall be constructed on the site"
22. "hotel and public house"

44/2006/1094/PF

Erection of detached two-storey dwelling and integral garage and alterations to existing vehicular access
Land at (Former garden of) 1a Plas Y Brenin, Rhuddlan, Rhyl
GRANT

44/2006/0489/PF

Conversion and extension/alterations of existing property into 3 No. self-contained flats
8 Edward Henry Street, Rhyl
GRANT

45/2006/0744/PF

Alterations to former dwellings to provide 6 no. self-contained apartments
17 and 18 West Parade, Rhyl
GRANT
Subject to New Condition:
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.

45/2006/1021/PC

Councillor D A J Thomas declared an interest in the following application and left the Chamber during consideration thereof.
Variation of Condition No. 3 of planning permission Code No. 45/2006/0707/PF to allow continuation of use as mobile testing vehicle for a further 4 years
Sun Centre & Pavillion Theatre, East Parade, Rhyl
GRANT
(Councillor B Blakely wished it to be noted that he abstained from voting)

45/2006/1145/PF

(Councillor J Thompson-Hill declared an interest in the following application and left the Chamber during consideration thereof).
Following consideration of 1 additional letter of representation from Head of Transport and Infrastructure
Demolition of No.14, refurbishment/change of use of No's 16 and 18 to 9 no. office units with associated car parking areas
14/16/18 Edward Henry Street, Rhyl
GRANT

- 46/2006/1097/PF **Speaker for Tom Smith**
 Following consideration of 1 additional letter of representation from Head of Transport and Infrastructure together with a representative from Mike Parker (Technician, Traffic and Transportation)
Elwy Bank, High Street, St Asaph
GRANT
 Subject to:
Amended Condition
 6. "The cameras and monitors shall be kept on and in full working order at all times"
Note to Applicant
 You are advised that there is likely to be a requirement for a Traffic Order to remove the existing on-street parking spaces. You should contact the Council's Head of Transport and Infrastructure to discuss the process involved.
- 47/2006/0998/PF Conversion of garage/stable block to holiday cottage (resubmission of Application Ref No. 47/2005/1132/PF)
Ty Gwyn, Waen, St Asaph
GRANT
- 01/2006/0724/PF **Speaker for John Horden (Agent)**
 Following consideration of notes of site visit held on 3rd November 2006
 Erection of pitched roof extension at rear of home
11 Lenten Pool, Denbigh
GRANT
 Subject to:
Notes to Applicant
 You are requested to ensure that construction work is carried out in a manner which takes into account the close proximity of neighbouring properties and the restricted pedestrian access, shared by other properties, to the rear of the site.
 You are requested to consider replacing the existing UPVC door and windows to the front elevation which detract from the property and Conservation Area. We would be happy to provide advice as to suitable sympathetic replacements.
- 01/2006/1026/PF Following consideration of site visit held on 3rd November 2006 and additional letters of representation from Denbigh Civic Society
Crown Garage, Crown Lane, Denbigh
GRANT
 Subject to:
Amended Condition
 2. Notwithstanding the submitted details, a fence of overall height of 1.8 metres measured from ground level shall be erected in the position indicated on the site layout plan within 3 months of the date of this decision. The details and materials of the fence shall be submitted to and approved in writing by the Local Planning Authority prior to its erection.
Reason: In the interests of residential and visual amenity.
- 02/2006/0900/PR **Against – Ruthin Town Council (Brian Hubble)**
 Following consideration of 3 additional letters of representation from Ruthin Town Council, Environment Agency, Janet Ryder AM
 Details of siting, design, external appearance, landscaping and means of access of 178 dwellings comprising Phase 1 of residential development previously approved under outline planning permission code no. 02/2004/1059/PO

Land at Glasdir, Ruthin

GRANT

Subject to:

Amended Conditions:

2. (b) "ponds at the site entrance"
- (c) "relative to the phasing of the development"
3. "detailed"
4. "strictly"

Reasons:

3. "road system"
4. "vehicles"

Officers need to raise the issue of the phasing of the overall development, including the school and employment land with relevant Council departments and Welsh Assembly Government Councillors B Blakeley and M M Jones abstained from voting

15/2006/0806/PF

**Against – Llanarmon Community Council (Sheila Hughes)
For – Mrs Stephanie Bradley**

Following consideration of 2 additional letters of representation from Llanarmon yn Ial Community Council and the Applicant.

Change of use of agricultural land to private equestrian use, erection of stable block, construction of manège and associated works

Horseshoe Cottage, Mill Lane, Llanarmon yn Ial, Mold

GRANT

Subject to:

Amended Conditions

3. "and any successors in title to the dwelling known as Horseshoe Cottage and the applicant site as a whole"
4. "shall be erected or used on the site"
9. "following the completion of the stable block hereby permitted"

18/2006/0784/PF

For John Horden

Following consideration of site visit held on 3rd November 2006

Demolition of existing 'Sycamore' building, erection of 3 no. eight bedded 'bungalow style' buildings and construction of associated car parks

Highfield Park, Llangwyfan, Denbigh

GRANT

Subject to:

Additional Conditions:

15. Details of an internal traffic management scheme, to include provision for traffic calming; signs relating to direction of movement and speeds of traffic; areas dedicated for loading and unloading of delivery vehicles; markings for vehicular spaces and junction points, including junctions with the adjoining County Highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The internal traffic management scheme shall be fully implemented prior to the commencement of use of any of the buildings or car parks hereby permitted.

Reason

In the interests of highway safety and amenity

23/2006/0955/PF

Following consideration of 1 additional letter of representation from J & P Sandle, Llygad y Haul, Waen, Nantglyn

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

Land in Clocaenog Forest South of Llyn Du, Cyffyllog, Ruthin

GRANT

24/2004/0873/PO

Amended Description

"Development of 0.6 ha of land for residential purposes and car parking for school and means of access (outline application)"

Land Adjoining Hafod Ynys, Rhewl, Ruthin

GRANT

Subject to:

Amended Conditions:

9. "dwellings" – delete "repeat" within the condition

10. Delete "repeats" within condition

Additional Note to Applicant

You are requested to discuss the details of the development with officer prior to the submission of any reserved matters application. Particular consideration needs to be given to the design and materials of the development and landscaping, particularly of the site frontage, to allow for the retention and/or replacement of the existing frontage wall and trees

24/2006/1029/PF

Change of use from open space to extension to residential curtilage to form side path to dwelling (retrospective application)

Part of Amenity Area Land adjoining 15 Bro Clywedog, Rhewl, Ruthin

GRANT

It was further RESOLVED that enforcement action be authorised to remove shed from amenity area.

25/2006/0956/PF

Erection and operation of 60 metre anemometry mast for the purpose of collecting wind resource data

Land East of Bwlch Du, Cerrig Road, Nantglyn, Denbigh

GRANT

WITHDRAWN

44/2006/0953/PF

(Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof).

Continuation of use of land for container storage, caravan and general storage facility

Land adjoining HTM Business Park, Abergele Road, Rhuddlan, Rhyl

Application WITHDRAWN by applicant

Planning Committee resolved to take enforcement action against unauthorised use of land and operational development including earth banks, hard surfacing, fencing and lighting.

571 ENFORCEMENT ITEMS

Enf/2005/0064

Siting of caravan for residential purposes

Caravan, Land off A542 Horseshoe Pass, Llangollen

(i) That authorisation be granted for the serving of an Enforcement Notice with a 2 month compliance period ordering the cessation of use of the caravan as a residence and the removal of the caravan from the land.

(ii) To instigate prosecution proceedings where any person on whom a Notice has been served fails or refuses to comply with the provisions of this Notice.

Enf/2005/00107

Caravan on hard-standing on agricultural land

Paddock at Trefnant, Henllan Road, St Asaph

That authorisation be granted for Officers to take appropriate enforcement action to ensure the following:

(i) The removal of the static caravan

(ii) The restoration of the land by the removal of the area of hard-standing and track
Authorisation is also sought to enable Officers to take appropriate legal action against any person who fails to comply with any Enforcement Notice served in connection with points (i) and (ii) above

Enf/2005/00116

Sub Division of residential curtilage to create 2 residential units

1 Artillery Row, Bodelwyddan

RESOLVED to authorise the following action

(i) The removal of the vehicular access serving the static caravan and the removal of the fencing causing a sub-division of the curtilage of 1 Artillery Row

(ii) To instigate appropriate legal action against any person who fails to comply with any Enforcement Notice served in connection with the above point.

Enf/2006/00085

Running of an ice cream business from residential property

35 Lllys Ogwen, Prestatyn

(i) Serve an Enforcement Notice to secure the removal of the ice cream vans and the cessation of the parking, maintenance and storage of ice cream vans at the premises.

(ii) Instigate prosecution proceedings, or other appropriate action under the Planning Act, 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

572 FEES AND CHARGES

As the meeting was not quorate during discussion on this item, it was deferred to be reported back to the next Planning Committee.

573 DATE OF SITE VISIT

The Head of Planning and Public Protection Services submitted his written report (previously circulated) recommending a suitable date for any site visits required prior to the next planning committee.

RESOLVED that the site visits be held on 8th December 2006

574 FORMER NORTH WALES HOSPITAL, DENBIGH

Submitted report by the Head of Planning and Public Protection Services (previously circulated) updating the Committee on progress relating to the implementation of the Section 106 Agreement and development at the site.

Members resolved to accept the report for information and agreed to holding a Members' Working Group on 4th December in Caledfryn, Denbigh.

575 APPEAL DECISION UPDATE

Submitted a report by the Head of Planning and Public Protection advising Members of recent appeal decisions and those outstanding.

RESOLVED to receive the report for information

576 INFORMATION ITEMS

Member Training

Submitted report by the Head of Planning and Public Protection for information.

RESOLVED to receive the report for information.

DC Manager reminded Members of the next training session, on 13th November in Caledfryn

577 LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning and Public Protection Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between 11th September and 13th October 2006.

RESOLVED that the report be received.

The meeting concluded at 1 p.m.
