

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 24th January 2007 at 9.30am.

PRESENT

Councillors S Thomas (Chair) J R Bartley, R E Barton, B Blakeley, J Butterfield, J M Davies, G C Evans, H H Evans, M A German, T K Hodgson, T R Hughes, N Hugh-Jones, E R Jones, H Jones, M M Jones, G M Kensler, P J Marfleet (Observer), N P Roberts, D A J Thomas, C H Williams, E W Williams (Observer) and R LI Williams.

ALSO PRESENT

Head of Planning and Public Protection Services, County Clerk, Development Control Manager, Team Leader (Major Applications), Team Leader (Support) (G Butler), Customer Services Officer (Judith Williams) and Sandra Williams (Translator)

APOLOGIES WERE RECEIVED FROM

J Chamberlain-Jones, M LI Davies, I M German, D Hannam, P W Owen, J A Smith, J Thompson-Hill and M A Webster

827 URGENT MATTERS

None.

828 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

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

RESOLVED that:-

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

30/2006/1288/PF

Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof. Councillor R LI Williams took the Chair

Following consideration of 1 additional letter of representation from Public Protection

Change of use of part of agricultural field to site 15 No. static caravan/chalets and installation of new private treatment plant. Alterations to existing vehicular access and formation of access drive with passing places.

Field No. 2316 Maes Elwy Farm Upper Denbigh Road St Asaph

GRANTED subject to the following amended/additional conditions:

6. The proposed private sewage treatment plant and ancillary soakaway system etc.

8. including as a sole or main residence of the owner/occupier. No caravan or chalet shall be occupied between 14th January and 1st March in any year.

12. No lighting shall be installed on the site or the access road other than the low level light bollards indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to control light pollution.

13. A woodland management plan for the surrounding woodlands shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of use of the site for static caravans/chalets and the woodland management plan shall be carried out in accordance with the details approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity and wildlife interests of the woodlands.

Additional note to Applicant:

You are advised of the need to apply for a caravan site licence under the provision of the Caravan Sites and Control of Development Act 1960. Details of how to apply for such a licence can be obtained from the Planning and Public Protection on 01824 706444 or e-mail envhealth@denbighshire.gov.uk.

- 45/2006/1249/PF Erection of single-storey all-weather timber framed enclosure.
Ffordd Derwen PH 201 Rhuddlan Road Rhyl
Councillor N Hugh-Jones abstained from voting
GRANTED
- 45/2006/1401/PF Erection of 4 no. dwellings (Amendments to previously approved scheme at plots 2-4 (inc) of planning permission ref 45/2005/0572/PF)
Land at rear of Bryn Avenue at west side of Tynewydd Road Rhyl
GRANTED
- 45/2006/1256/PF Change of use of first-floor lounge to baby room for day nursery and increase numbers by 10 additional children
Goleufan Chester Street, St Asaph
GRANTED
- 01/2006/0663/PO Following consideration of 1 additional letter of representation from Farmers Union of Wales in support of the applicant
Development of 0.09 hectares of land by erection of agricultural worker's dwelling and installation of private treatment plant (outline application)
Land at Tan Y Marian, Denbigh
GRANTED subject to new condition
6. The proposed sewage treatment plant and ancillary soakaway system shall conform to BS6297 and no part of the system shall be sited within 10 metres of any watercourse.
- 01/2006/1332/PF **Speaker Against:: Mr Hughes**
Speaker in Favour: M Roberts
Following consideration of report of site visit on 19th January 2007
Erection of two-storey and single-storey pitched roof extensions at side of dwelling and dormer windows to rear
Treflys Ruthin Road Denbigh
GRANTED

09/2006/1395/PF Erection of pitched-roof sun lounge and dining-room extension at rear of dwelling
20 Bro Lleweni Bodfari Denbigh
GRANTED

15//2006/1027/PF **Speaker In Favour: R Keegan**
Following consideration of the site visit which took place on 19th January 2007
Demolition of existing dwelling and outbuildings, and erection of new dwelling and garage with studio above
Bryn Alyn Mill Lane Llanarmon-Yn-Ial Mold
GRANTED subject to new note to applicant referring to up to date Welsh Water contact details

17/2006/1358/PF Following consideration of clarification of the report and letters from: Llandegla Community Council; A C Cottier Abergroes Bwlchgwyn; and B Hargreaves Bryn Eithin Bwlchgwyn
Variation of Condition 2 of planning permission code no. 17/2002/0990/PF relating to hours of opening of mountain bike centre building, car parks and bike trails, to permit: Standard opening hours: Visitor Centre 0800-2000 each day; Car Park 0800-2030 each day Variations to the above: a) Visitor Centre and Car Park to remain open until 2200 hours each Wednesday; 2200 hours each Saturday between 1st May and 30th September) Visitor Centre and Car Park to open at: 0500 hours 1st April – 31st May each year
Coed Llandegla Wrexham
GRANTED subject to amended condition:
The wording of condition no. 2 is varied as follows:
2. The opening hours of the Visitor Centre, including the mountain bike centre and the car parks shall be as follows:-
(i) Standard opening hours: Visitor Centre 0800-2000 each day, Car Park 0800-2030 each day
(ii) Variations to the above:
(a) Visitor Centre and Car Park to remain open until 2100 hours each Wednesday and Saturday, 1st October to 30th April; and 2200 hours each Wednesday and Saturday 1st May to 30th September
(b) Visitor Centre and Car Park to open at: 0500 hours 1st April to 31st May each year
This variation of condition no. 2 is granted up to 31st December 2008 by which date the hours of use shall have reverted to those set out in the original condition no.2 of planning permission reference 17/2002/0990/PF dated 25th June 2003, unless a further variation of the hours of operation has been sought and granted.

(ii) **Granted Against Recommendation**

14/2006/1331/PF Speaker For: Dafydd Jones
Erection of steel portal-framed sheep shed and fodder store and retention of access track
Land adjacent to Pistyll Gwyn Bontuchel Ruthin
GRANTED subject to
1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission
2) The roof sheeting/cladding shall be finished in colour to be agreed in writing by the Local Planning Authority before development commences
3) 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 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 level, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (e) proposed positions, design, materials and type of boundary treatment.

4) 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.

The decision, being CONTRARY to the Officers' Recommendation was taken for the following reasons: limited visual impact, justified in terms of farm business.

24/2006/1167/PS

Speaker for: Dafydd Jones

Following consideration of 1 additional letter of representation from the Applicant's Agent

Removal of Condition 3 of planning permission reference 35/9475 (Glyndwr District Council) restriction occupancy to person employed in agriculture

Maes Annod Bontuchel Ruthin

GRANTED

The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason:

Resolved to GRANT planning permission due to the fact that the original decision to impose an agricultural occupancy condition or replacement dwelling was and remains onerous given previous and present planning policies for replacement dwellings.

(iii) **Refused Against Recommendation**

43/2006/1159/PF

Speaker Against: J Smythe

Speaker in Favour:: D Holmes

Following consideration of a report of site visit held on 19th January 2007

Erection of two-storey pitched-roof extension at side of dwelling

4 Stoneby Drive Prestatyn

REFUSED

The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason:

1. The proposed two storey extension would have an adverse impact on the residential amenity and living conditions of the occupiers of the adjacent property, 52 Plas Uchaf Avenue, due to the overbearing impact and loss of light caused by the proximity of the flank wall of the extension in relation to windows to habitable rooms on the adjoining property and its private garden area, in conflict with criteria (iii) of Policy HSG 12 of the Denbighshire Unitary Development Plan and advice within Supplementary Planning Guidance Note No 1 – Extensions to Dwellings.

(iv) **Defer for site visit**

17/2006/1346/PC Continuation of use of building as holiday cottage (retrospective)
Old Cottage at Ty Hir Pen Y Stryt Llandegla Wrexham
DEFER FOR SITE VISIT

(v) **Defer for Reasons Given**

43/2006/1330/PF Erection of first floor extension (amended scheme incorporating enclosed fire escape)
Saints Health and Fitness 8 Ffordd Talargoch Prestatyn
DEFER at Officers' request to allow consultation and assessment of revised plans for the fire escape.

829 TREE PRESERVATION ORDER 1/2006 NANT YR OGOF, MELIDEN, PRESTATYN

Report by Head of Planning and Public Protection advising Members of the serving of a Tree Preservation Order and requesting confirmation.

RESOLVED that TPO 1/2006 Nant yr Ogof, Meliden, Prestatyn be confirmed without modification.

830 FORMER NORTH WALES HOSPITAL, DENBIGH – PLANNING APPLICATION 1/2004/1445/PO

Report by Head of Planning and Public Protection advising Committee on progress relating to the implementation of the Section 106 Agreement and development generally at the site.

RESOLVED that the report be received for information.

831 INFORMATION ITEMS

- Member Training
- Best Practice Document

Submitted Report by Head of Planning and Public Protection advising Committee on the Members' training programme and the publication of a Best Practice Document on information required on Planning Applications.

RESOLVED that the report be received for information.

832 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 16th February 2007.

833 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 21st November 2006 and 31st December 2006.

RESOLVED that the report be received.

The meeting concluded at 12.30 pm
