

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday, 21st March 2007 at 9.30 a.m.

### PRESENT

Councillors S Thomas (Chair), J R Bartley, R E Barton, B Blakeley, J Butterfield, J Chamberlain Jones, J M Davies, M LI Davies, G C Evans, H H Evans, S Frobisher, D Hannam, K N Hawkins (Observer), T K Hodgson, N Hugh-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 and R LI Williams.

### ALSO PRESENT

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

Conservation Architect attended for the Ruthin Craft Centre application and The Former North Wales Hospital Item.

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors I M German, M A German, E R Jones, T R Hughes and M Webster.

#### 1007 URGENT MATTERS

##### TRAINING

The Development Control Manager reminded Members that training on Telecommunications would be available in Conwy on Monday 26th March 2007.

##### WINDFARM APPEAL

The Development Control Manager advised Members that the appeal inquiry on Wern Ddu Windfarm had been postponed again. It was now scheduled to take place from 30th April - 11th May 2007.

#### 1008 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

<u>Application No.</u>	<u>Description and Situation</u>
30/2007/0048/PF	<p>(Following consideration of one additional letter of representation from Head of Transport and Infrastructure). Change of use of ground floor of disused granary to Class B1 office use. The Old Granary, Chapel Street, Trefnant, Denbigh <b>GRANTED</b> subject to new condition 6. 6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, this permission relates to the use of the building as an office only and no other use within Class(es) B1 of the Town and Country Planning (Use Classes) Order 1987.</p>
43/2006/1259/PF	<p><b>Speaker against - Natalie Davies</b> Following consideration of report on site visit held on 19th March 2007. Erection of pitched-roof extension to rear of dwelling and formation of dormer windows to front elevation. 59 The Avenue, Prestatyn <b>GRANTED</b> Following a proposal to REFUSE planning permission (proposed by Councillor N H Jones, Seconded by Councillor R E Barton) and following the requisite number of members requesting a recorded vote, the Chair invited Members to vote for or against the proposal to "refuse planning permission for the erection of a pitched roof extension to rear of dwelling and formation of dormer windows to front elevation at 59 The Avenue, Prestatyn". For the proposal (to REFUSE permission) (6) R E Barton, B Blakeley, J Chamberlain-Jones, J M Davies, N Hugh-Jones and J Thompson-Hill. Against the proposal (14) J R Bartley, J Butterfield, M Li Davies, G C Evans, S Frobisher, T K Hodgson, M M Jones, G M Kensler, P W Owen, D A J Thomas, C H Williams and R Lloyd Williams. Accordingly permission was <b>GRANTED</b>.</p>
43/2007/0036/PF	<p>(Councillor J Thompson-Hill declared an interest in the following application and left the Chamber during consideration thereof.) Following consideration of two additional letters of representation from Prestatyn Town Council and Head of Transport and Infrastructure. Development of part of go-kart track as adventure minigolf and associated works. Festival Gardens, Ffrith Beach, Victoria Road West, Prestatyn <b>GRANTED</b> subject to new note to Applicant: Your attention is drawn to the comments of the Council's Access Officer which are attached to this decision notice. If you would like any further advice and guidance please contact Karen Beattie, Access Officer on Tel: 01824 706515 or e-mail <a href="mailto:karen.beattie@denbighshire.gov.uk">karen.beattie@denbighshire.gov.uk</a></p>

43/2007/0159/PF

(Councillor J Thompson-Hill declared an interest in the following application and left the Chamber during consideration thereof.)

Following distribution of copies of missing pages and consideration of two additional letters of representation from Prestatyn Town Council and Head of Transport and Infrastructure.

Removal of existing features and remodel existing pedestrian entrance area.

Festival Gardens, Ffrith Beach, Victoria Road West, Prestatyn

**GRANTED** subject to new notes to applicant:

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

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

3 Your attention is drawn to the comments of the Council's Access Officer which are attached to this decision notice. If you would like any further advice and guidance please contact Karen Beattie, Access Officer on Tel: 01824 706515 or e-mail [karen.beattie@denbighshire.gov.uk](mailto:karen.beattie@denbighshire.gov.uk)

43/2007/0149/PF

Siting of portable building to provide changing room facilities for football teams.

Playing Fields, The Morfas, Off Dawson Drive, Prestatyn

**GRANTED** subject to the following additional condition 4 and note to applicant:

4. Notwithstanding the submitted drainage details the septic tank proposed as part of the application is hereby not permitted. Prior to the commencement etc ....

Note to Applicant- The development site is within an area served by mains sewerage and foul drainage should be connected to the main sewer (see condition no. 4).

45/2006/1067/PF

Change of use of land from highway to form extension to premises by addition of a new retractable awning and a demountable fabric barrier system to the front of the building to provide a 'pavement café' area.

The Sussex, 20-26 Sussex Street, Rhyl

**GRANTED**

45/2006/1173/PF

Conversions, alterations and extensions of vacant hotel accommodation at 1st, 2nd and 3rd floor levels to 10 no. self contained flats and conversion of ground floor licensed premises to 2 no. retail units.

The Overtown Club, 17/19 Kinmel Street, Rhyl

**GRANTED** subject to the completion of an obligation under Section 106 of the 1990 Planning Act to secure:

(a) The provision of 3 affordable housing units and the retention of these units for affordable purposes. In this case these would be low cost units for sale.

(b) The payment of a commuted sum for provision and maintenance of open space of £29,616.00 apportioned as follows:-

CROS Provision Costs	£8,733.60
CROS Maintenance Costs	£9,172.80
Childs Provision Costs	£8,652.00
Childs Maintenance Costs	£3,057.60

The Certificate of Decision would only be released on completion of the legal obligation. The application would be

represented to the Committee and determined in accordance with the policies of the Council applicable at that time, should material circumstances change beyond a period of 12 months after this Committee.

It was further **RESOLVED** in relation to affordable housing on the Palace Hotel to approve off site affordable housing for 4 no. 2-bed units at the Overtown Club, Units 1, 4, 5 and 8.

02/2007/0161/PF

Following clarification of the report (explaining that the 1999 permission had expired) and consideration of two additional letters of representation from Ruthin Town Council and Ruthin and District Civic Association.

Erection of two-storey dwelling and detached garage and installation of new septic tank on 0.07ha of land.

**Land at Rhoslyn, Llanfwrog, Ruthin**

**GRANTED.**

02/2007/2030/AC

Details of external wall and roof materials submitted in accordance with condition no. 2 of planning permission code no. 02/2006/0892/PF.

**Ruthin Craft Centre, Park Road, Ruthin**

**APPROVE** subject to amended condition 2:

2. Prior to the commencement of the erection of any external cast stone, a sample panel of the type of cast stone, mortar, and pointing it is proposed to use on the external surface of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample approved in writing by the Local Planning Authority. The cast stone, mortar and pointing to be used on the building shall be strictly of the same type, texture and colour as the approved sample panel.

(Councillor R LI Williams wished it to be recorded that he voted against this proposal.)

07/2007/0157/PF

**Speaker against - Paul Cawthorn**

Following consideration of one additional letter of representation from Llandrillo Community Council.

Erection of new agricultural building.

**Ty Draw, Cynwyd, Corwen**

**GRANTED.**

Members asked that officers investigate the alleged new access

14/2006/1444/PF

Subject to the receipt of no further representations (raising a planning matter not already covered in the report) by 4th April 2007.

Following consideration of a revised site plan circulated at the meeting.

Erection of 1 no. dwelling with parking provision.

**Land to the side of 8 Pen y Gelli, Bontuchel, Ruthin**

**GRANTED**

21/2006/1449/PF

Following consideration of a site visit held on 16th March 2007 and one additional letter of representation from Llanferres Community Council.

Erection of extension to existing garage to form additional garage and stables together with overnight accommodation.

**1 Tyddyn Daws, Cadole, Mold**

**GRANTED** subject to additional condition:

5. The excavated material to be removed from the bank to allow the carrying out of the development shall be disposed of in accordance with a scheme and programme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any excavation works.

*Reason* - In the interests of the character and appearance of the Clwydian Range Area of Outstanding Natural Beauty.

23/2006/1422/PC

Continuation of use of dwelling as residential guest house.  
**Tyddyn Bryn Rossa, Prion, Denbighshire County Council GRANTED** subject to new condition no. 1:

1. This permission relates to the mixed use of Tyddyn Bryn Rossa as a dwelling and guest house accommodation with a maximum of 3 no. letting bedrooms.

*Reason* - to ensure that residential use of the property continues in the interests of amenity.

(ii) Refusals

Application No.

Description and Situation

02/2006/1417/PF

**Speaker against - Ann Turner**  
**Speaker for - Oliver Jackson**

Change of use of agricultural land to form extension to domestic cartilage and retention of detached building.

**Cil Onnen, Corwen Road, Ruthin**  
**REFUSED**

Authorisation be granted for the serving of an Enforcement Notice within a 3 month compliance period requiring:

(i) the cessation of the use of the site and building for a mixed use for purposes incidental to the residential use of Cil Onnen and the commercial storage, repair and storage of any vehicles, plant or machinery and the return of the site to agricultural use, and

(ii) the removal of the unauthorized detached building.  
To instigate prosecution proceedings where any person on whom a notice has been served fails or refuses to comply with the provisions of the notice.

## 1009 FORMER NORTH WALES HOSPITAL UPDATE REPORT

A report by the Head of Planning and Public Protection was submitted updating members on progress relating to the implementation of the Section 106 Agreement and development generally at the site.

The Conservation Architect answered questions on his recent meetings with the owner of the site and progress in submitting a Listed Building application for demolition of parts of the building.

**RESOLVED** to accept the report for information.

## 1110 SITE VISITS

A report by the Head of Planning and Public Protection was submitted suggesting dates for site visits during the ensuing year.

**RESOLVED** to agree the dates as suggested in the report, with the exception of 27th July being changed to 30th July 2007.

Meeting finished at 12.30 p.m.

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