

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on 23rd May 2007 at 09.30 a.m.

PRESENT

Councillors R E Barton, J M Davies, M LI Davies, S A Davies, E C Edwards, 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, P W Owen, N P Roberts, J A Smith, D A J Thomas, S Thomas, C H Williams and R LI Williams

ALSO PRESENT

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

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors J Thompson-Hill, J Butterfield, J Chamberlain-Jones, I M German, G M Kensler and D Hannam

61 APPOINTMENT OF CHAIR

Councillor Selwyn Thomas was nominated and seconded as Chair. There being no other Nominations, Councillor Thomas was elected Chair of Planning Committee for the ensuing year.

62 APPOINTMENT OF VICE CHAIR

Councillor Lloyd Williams was nominated and seconded as Vice-Chair. There being no other Nominations, Councillor Lloyd Williams was elected Vice Chair of Planning Committee.

63 INDEPENDENT GROUP REPRESENTATIVE

Councillor Elwyn Edwards was welcomed as independent group representative to replace Councillor K Hawkins who is now Chairman of the Council.

64 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 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>
43/2007/0214/PF	Erection of lean-to side of dwelling 4, Stoneby Drive, Prestatyn GRANT

- 43/2007/0266/PF Loft conversion including raising ridge height and associated alterations
54, Linden Walk, Prestatyn
GRANT
- 43/2007/0283/PF Erection of two-storey pitched-roof extension to side of dwelling
26, Aberconway Road, Prestatyn
GRANT
Additional Conditions
3. The first floor window on the side (west) elevation of the extension hereby permitted shall be glazed with obscure glass prior to the occupation of the extension and thereafter retained as such.
Reason: in the interest of the privacy of adjoining occupiers.
Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the side elevation of the extension hereby permitted at first, floor level, unless otherwise agreed in writing by the Local Planning Authority.
- 45/2007/0105/PF Alterations and extension to existing property to form additional 2 no. self contained flats
71, Brighton Road, Rhyl
GRANT
- 45/2007/0257/PF Erection of single-storey extension at rear to form new office/staff room
Canterbury House Care Home, 77 Dyserth Road, Rhyl
GRANT
- 46/2007/0084/AC Details of traffic calming assessment in accordance with condition no. 12 of planning permission code no. 46/2003/0158/PF
Land adjoining Elwy Park Estate off, Llys Dyffryn, St Asaph
Note to applicant: You are advised that works will be required at the junction of Bishops Walk and Llys Dyffryn to emphasise priorities under a Section 38 and/or Section 278 Agreement under the Highways Act e.g. traffic markings, signage. These works should be carried out prior to the commencement of the erection of any dwellings on the site.
- 02/2006/0796/PF **Speaker against CV Honey. For Dawn Morris-Roberts**
Councillor Elwyn Edwards declared an interest in the following application and left the Chamber during consideration thereof.
Subject to the receipt of no further representations raising a planning matter not already covered in the report by following consideration of additional letters of representation from Ruthin and District Civic Association
Change of use of agricultural land to playing fields, construction of new parking area and access, and extension to existing parking area
Land at, Lon Fawr, Ruthin
GRANT
Addition Condition

15. The proposed car park between Lon Fawr and Mwrog Street indicated on Drawing No. LCC/003 Rev. C shall be operated in accordance with a scheme of management to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use of the car park. The scheme of management shall include for restrictions on overnight parking and a maintenance regime.
Reason: In the interests of visual and residential amenity.
 Amended note to applicant: "traffic signs".

02/2007/0208/PF

Erection of replacement dwelling
Ael Y Bryn, Bryn Goodman, Ruthin
GRANT

03/2006/1405/PF

Following consideration of 1 additional letter of representation from Martin Crompton, Hafod Y Maidd, Berwyn Llangollen
 Erection of 4 CCTV cameras in town centre (3 on existing buildings and on replacement lamppost) and 1 CCTV camera at Riverside Park and erection of radio antennae on Bell Tower on Town Hall roof
Sites at Abbey Road, Riverside Park and Town Hall, Castle Street, Llangollen
GRANT

05/2007/0218/PO

Development of 0.1 hectares of land by erection of 1 dwelling including siting and means of access (Outline application)
Land adjoining Jalna, Penybryn, Corwen
GRANT
 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

14/2006/1318/PS

Variation of Condition No. 8 on planning permission Ref No. 14/2004/0151/PF to allow planting infill in lieu of 1.8m timber fencing to rear of Plots 1-5 inc
Plots 1-5 inc. Land off Maes Y Delyn, Cyffylliog, Ruthin

20/2007/0205/PO

Following consideration of 2 additional letters of representation from AONB Committee and Welsh Water
 Development of 0.06 hectares of land by erection of 1 dwelling and formation of new vehicular access (Outline application)
Land at (part garden of) Ty Berllan, Graigfechan, Ruthin
GRANT

(ii) **REFUSALS**

03/2007/0204/PO

Speaker For – Gareth Edwards
 Following consideration of site visit held on 18th May
 Development of 0.03 hectares of land by erection of single dwelling (Outline application)
Penrallt Farm, Sun Bank, Llangollen
Refuse on Chair's casting vote

(iii) **DEFERRED FOR REASONS GIVEN**

42/2005/1150/PO

Following consideration of addendum report relating to commuted sums

Description of 0.14ha of land by the erection of 2 no. dwellings and construction of new vehicular and pedestrian access (outline application)

Land at (part garden of 73 Cwm Road) 93/95, Cwm Road, Dyserth, Rhyl

DEFERRED to allow issue of affordable housing and commuted sum (£73,138) to be raised with the applicant with a view to securing a Section 106 obligation to provide the commuted sum

15/2007/0182/PF

Realignment of existing access road and siting of 4 no. additional static caravans, associated parking area and installation of new septic tank

Land adjacent Ffynnon y Berth, Llanarmon Road, Llanferres, Mold

DEFERRED to allow further assessment of the landscape impact and additional mitigation in terms of the comprehensive landscaping scheme for the existing and proposed sites

(iv) **WITHDRAWN**

24/2007/0351/PS

Variation of Condition No. 5 on Planning Permission Ref. No. 24/0834/98/PF to allow use of the building and site for any authorised organisation and operate on Saturdays, Sundays and Public Holidays

Firearms Training Complex Craig Y Ddywart Quarry, Rhewl, Ruthin
WITHDRAWN

65 FORMER NORTH WALES HOSPITAL, DENBIGH

Submitted, report by Head of Planning & Public Protection to update Members 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

66 ENFORCEMENT MATTERS UPDATE

Submitted, report by Head of Planning & Public Protection detailing progress on Enforcement cases

RESOLVED: that the report be received

67 APPEAL DECISIONS UPDATE

Submitted report by Head of Planning and Public Protection detailing Appeals decisions and those outstanding.

RESOLVED that the report be received for information

68 INFORMATION REPORT

Welsh Assembly Government Planning Policy Wales Technical Advice Note 18 (Transport)

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

RESOLVED *that the report be received*

The meeting concluded at 11:40 am
