

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 10<sup>th</sup> October 2007 at 09.30 am

### PRESENT

Councillors J R Bartley, R E Barton, B Blakeley, J Butterfield, J M Davies, M LI Davies, G C Evans, H H Evans, S Frobisher, I M German, M A German, D Hannam, K N Hawkins, T K Hodgson, N Hugh-Jones, T R Hughes, E R Jones, M M Jones, G M Kensler, P W Owen, N P Roberts, J A Smith, D A J Thomas, S Thomas, J Thompson-Hill, C H Williams, R LI Williams

### ALSO PRESENT

Head of Planning and Public Protection Services, Legal Services Manager, 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 Chamberlain-Jones and H Jones.

### 395 URGENT MATTERS

Head of Planning and Public Protection introduced Emer O'Connor, Planning Officer and advised committee that Paul Mead is now acting Development Control Manager following Mark Dakeyne's departure.

### 396 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>
43/2007/0996/PC	Retention of conservatory at front of dwelling (retrospective application) <b>57 The Avenue, Prestatyn GRANT</b>
43/2007/0773/PR	Following clarification of the conditions Details of design, external appearance and landscaping of 13 no. apartments including affordable housing, open space arrangements, access and turning details submitted in accordance with condition no's 1, 4, 5, 10 and 11 of outline planning permission code no. 45/2005/0984/PO <b>Victoria Business Park, Victoria Road, Rhyl GRANT</b>

**Subject to Reword Certificate of decision to read:**

“APPROVE reserved matters submission. The underneath  
In relation to Condition 1 (external wall and roof materials) (Type as  
worded - leave no. 1 off)

In relation to Condition 4 (affordable housing arrangements) (Type as  
worded – leave no. 2 off)

In relation to Condition 5 (open space arrangements) (Type as  
worded – leave no. 3 off)

**Reword Note to Applicant No. 2**

You are advised to contact the Case Officer and Legal Officer to  
discuss the approach to the Section 106 Agreement, and the  
payment of the Council’s legal costs in relation to the Agreement.

03/2007/0918/PF

Following correction of report - paragraph 8(ii) should read “the yurts  
are located approximately 10 metres from the rear entrance to the  
established hostel”

Erection of 4 no. yurts and associated works

**Youth Hostel Association, Study and Activity Centre, Tyn Dwr  
Hall, Llangollen**

**GRANT**

05/2007/0965/PO

Following consideration of Page 36 circulated and additional letters  
of representation from Head of Transport and Infrastructure  
Development of approx. 0.09ha of land by the erection of 1 no.  
dwelling (outline application)

**Land Off Hill Street, Corwen**

**GRANT**

**Subject to Additional Condition**

7. Facilities shall be provided and retained within the site for the  
loading/unloading, parking and turning of vehicles in accordance with  
a scheme to be agreed with the Local Planning Authority and which  
shall be completed prior to the proposed development being brought  
into use.

*Reason:* To provide for the loading/unloading, parking and turning of  
vehicles clear of the highway and to ensure that reversing by  
vehicles into or from the highway is rendered unnecessary in the  
interest of traffic safety.

**Notes to Applicant**

Your attention is drawn to the following Highways Advisory Notes:

i) Highway Supplementary Notes No’s 1, 3, 4, 5 & 10

ii) New Roads and Street Works Act 1991 – Part N Notice

06/2007/0934/PF

Erection of temporary 50m high anemometry mast

**Wern Ddu, Gwyddelwern, Corwen**

**GRANT**

**Subject to: Amended Condition**

3. In the event that the lattice mast approved under application Code  
No’s 6/2004/1453/PF is erected during the time the monopole mast  
hereby approved is in place, the monopole mast shall be removed no  
later than one month from the erection of the lattice mast.

08/2007/0173/PR

**Speaker for Berwyn Owen**

(Page 51 missing from the report circulated). Following  
consideration of 2 additional letters of representation from Mr & Mrs  
Keegan, Pen Y Dalar, Cynwyd. Michael Taylor Solicitors for Mr &  
Mrs Styles, Bwythyn Bryn, Derwen, Cynwyd Community Council,  
CCW, Asset Manager (Lifelong Learning), County Landscape  
Architect and Head of Transport and Infrastructure.

Details of layout, scale and external appearance for 23 dwellings, submitted in accordance with part of Condition No. 1 of Outline Planning Permission Ref. No. 08/2002/1097/PO

**Land Adjacent to Godre'r Coed, Cynwyd, Corwen**  
**APPROVE**

16/2007/0948/PF

**Speaker for Nigel Thorns**

Following consideration of 2 additional letters of representation from Public Protection Manager and County Ecologist  
Erection of free range poultry building, 2 no feed silos and the formation of associated access track

**Clyttir Farm, Llanbedr Dyffryn Clwyd, Ruthin**  
**GRANT**

**Subject to: Amended Condition**

8. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed working practice plan, to include proposals for:

- a) The hours of construction of the buildings and associated works,
- b) The means of:-
  - Maintaining all structures and equipment in good repair and in good working condition
  - Keeping litter dry, to reduce ammonia emissions
  - Optimising crude protein and phosphorus levels in feed
  - Minimising dust emissions from buildings
  - Making best use of used litter, whilst minimising pollution risk
  - Providing suitable storage and disposal arrangements for waste, dirty water and poultry carcasses
  - Demonstrating waste minimisation and careful use of resources (water, energy etc) through regular reviews and records of consumption.
  - Maintaining an Accident Management Plan

*Reason:* To reduce potential adverse effects on the integrity of the nearby Special Areas of Conservation

20/2007/0599/PO

**Speaker Against: Richard Irwin**

Following consideration of additional site layout plan  
Development of 0.05 hectares of land by the erection of a dwelling, alterations to existing vehicular access and installation of a new septic tank (outline application)

**Land at (Part garden of) Bryn Anos, Pentre Celyn, Ruthin**  
**GRANT**

**Subject to: Additional Conditions**

10. The block plan received by the Local Planning Authority on the 17<sup>th</sup> May 2007 has been treated for illustrative purposes only and does not form part of the permission

*Reason:* For the avoidance of doubt

11. The dwelling shall be of single storey design, with all rooms at ground floor level

*Reason:* In the interests of the amenities of occupiers of adjacent property.

**Amended Notes to Applicant**

1. In relation to Conditions 10 and 11 of this permission, you are advised to discuss sketch schemes for the development prior to the submission of any detailed plans. The Authority considers the relationship with adjacent property to be a critical consideration, that the height and location of the dwelling must be designed to minimise the impact of the development, and the use of materials should include natural slate on the roof.

2. Your attention is drawn to the requirements of Condition 7 of this permission and the need to ensure that acceptable arrangements

are made for the handling of foul and surface water drainage. The Authority has been made aware of drainage problems in the vicinity of the site, and the possible existence of private drains or services across the site. This will oblige any developer to undertake a full survey of the land, and to demonstrate as part of any submission in connection with Condition 7 that the development will not have any adverse impact on drainage and public health.

23/2007/1011/PF

Following consideration of 1 additional letter of representation from Llanrhaeadr YC Community Council  
**Pen Y Mynydd, Near Chapel Y Wern, Llanrhaeadr, Denbigh GRANT**

27/2007/0395/PO

Following consideration of 1 additional letter of representation from County Archaeologist  
Development of 0.1 hectares of land by the erection of 3 no. local affordable dwellings and installation of private treatment plan (outline application)  
**Land South of Bethesda Chapel, Pentredwr, Llangollen GRANT**  
**Subject to the deletion of Condition 8 (watching brief not required).**  
This Application is to be referred to full Council as a significant departure.

(ii) REFUSALS

43/2006/1412/PF

**Speaker for Chris Garner (Applicant)**  
Erection of 62 dwellings, construction of new vehicular/pedestrian access and associated works (site area 1.85ha)  
**Land off Warren Drive, Prestatyn REFUSE**

01/2007/0094/PF

**Speaker for Keith Evans (Applicant)**  
Following consideration that Councillor Kensler referred to this application to Committee to allow proper assessment of the impact on Denbigh Castle and the Conservation area.  
Following explanation that Conservation Officer response is from Flintshire County Council, as Denbighshire County Council Conservation Officer declared an interest  
Erection of 4 no. dwellings and alterations to existing vehicular access (site area 0.1ha)  
**Land Adjacent To Waterworks House, Love Lane, Denbigh REFUSE**

15/2007/0111/PC

Continuation of use of existing caravan as living accommodation for agricultural worker (retrospective application)  
**Mountain Hall Farm, School Lane, Llanarmon-yn-Ial, Mold REFUSE**  
**Enforcement Action also authorised.**  
Members also **RESOLVED** to authorise Enforcement Action to secure the removal of the residential caravan

(iii) REFUSED Against Officer's Recommendation

45/2007/1050/PF

Councillor T K Hodgson declared an interest in the following application and left the Chamber during consideration thereof.  
Erection of single-storey extension to rear to form target shooting gallery (for amusement purposes). (Re-submission)

**30 Wellington Road, Rhyl**

**REFUSE**

**Subject to:** Resolved to REFUSE planning permission against recommendations:

Reason:

1. The proposal would result in the introduction of an amusement centre type use outside the Entertainment Zone in Rhyl as defined by Policy TSM 17 of the Denbighshire Unitary Development Plan, and in the opinion of the Local Planning Authority the dissipation of amusement type uses beyond the Entertainment Zone would be to the detriment of the tourism function of the resort of Rhyl.

(iv) DEFER for Reasons Given

47/2007/0834/PF

Erection of detached equipment store

**Bryntirion Farm (Formerly Toledo) Rhualt, St Asaph**

**DEFER** to allow investigation/clarification of:

- a) Status of land i.e. small holding
- b) Use of land i.e. agricultural or curtilage
- c) Need for building

16/2006/1418/PR

Following consideration of a page number 59 missing from the report (circulated).

Details of design and external appearance of building and landscaping submitted in accordance with Condition no. 1 of Outline Planning Permission Code no. 16/2006/0535/PO

**Land at (Part Garden Of) Robin Hill, Llanbedr Dyffryn Clwyd, Ruthin**

**DEFER** to allow investigation/clarification of:

- a) Land stability
- b) Impact on street scene, neighbouring dwelling & AONB

21/2007/1100/PF

Following consideration of request for Deferral by applicant and letters from Mrs O Parry, 16 Tyn Llan, Llanferres and Clwydian Range AONB JAC

Construction of play area

**Ysgol Bro Famau Uned, Llanferres, Tyn Llan, Llanferres, Mold**

**DEFER** at applicants request to allow opportunity to discuss details at a public meeting on 10<sup>th</sup> October 2007, and to consider the need for revisions to plans

**397 OFFSHORE WINDFARM – GWYNT Y MÔR**

Submitted report by Head of Planning and Public Protection Services seeking the views of Committee on the proposal for an off shore windfarm in Liverpool Bay, submitted to the Department of Trade and Industry.

**RESOLVED** that the Council, as neighbouring planning authority raise concerns about the visual impact of the windfarm but consider that these could be mitigated to an extent by:-

- i) Reducing the number of turbines to the bottom of the range (150);
- ii) Colour of the masts grey, and
- iii) Further clarification of the turbine layout

**398 DRAFT TECHNICAL ADVICE NOTE 17 “PLANNING AND MANAGING DEVELOPMENT”**

Submitted, report by Head of Planning and Public Protection for Members’ information, giving Members the opportunity to comment on the Draft TAN 17

**RESOLVED** that the report be noted for information, any comments to be sent by 9<sup>th</sup> November 2007 to Acting Development Control Manager or to Welsh Assembly Government at [planningdeliverforwales@wales.gsi.gov.uk](mailto:planningdeliverforwales@wales.gsi.gov.uk)

**399 FORMER NORTH WALES HOSPITAL, DENBIGH**

Submitted bi-monthly update report by the Head of Planning and Public Protection Services for Members' information.

**RESOLVED** that the report be received for information.

The meeting concluded at 12.25pm

\*\*\*\*\*