

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 7th November 2007 at 9.30 am.

PRESENT

Councillors J R Bartley, R E Barton, B Blakeley, J Butterfield, J Chamberlain-Jones, J M Davies, M LI Davies, S A Davies, P Duffy, G C Evans, S Frobisher, I M German, M A German, D. Hannam, N Hugh-Jones, H 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 and 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 T K Hodgson, T R Hughes and E R Jones.

468 URGENT MATTERS

None.

469 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>
03/2007/0897/PF	Following consideration of 1 additional letter of representation from: Public Protection (Pollution) Change of use from residential to self-catering tourist hostel accommodation. Isallt Berwyn Street Llangollen GRANTED
03/2007/1045/AD	Display of 2 No. wall mounted sign boards Cwrt Glan y Gamlas Abbey Road Llangollen GRANTED Subject to Amended Condition 1. Following the sale of the last apartment, or a period of two years which ever is sooner, the signage shall be removed from the building and any damage caused by the fixings made good.

	<p><i>Reason: In the interest of visual amenity</i> Additional Condition 2. Prior to the installation of the signs hereby approved, all existing signs within the site shall be removed <i>Reason: In the interest of visual amenity</i></p>
03/2007/1078/PF	<p>Alterations to existing entrance and landscaping improvements to yard Ectarc East Street Llangollen GRANTED</p>
15/2006/1461/PO	<p>Development of 0.27 hectares of land for residential purposes (outline application) Land adjoining Canol Y Cae Village Road Eryrys Mold GRANTED Subject to Amended/Additional Condition 4. There shall be no vehicular access to the site off the Llanarmon – Nercwys road, and the development shall be served by a single access off the minor road leading to Cae'r Odyn, designed to co-ordinate with the development of the plot at Canol y Cae. 11. The frontage stone wall shall be retained as part of the scheme, in accordance with such details as may be approved in writing by the Local Planning Authority. <i>Reason: In the interests of visual amenity.</i> Additional Note to Applicant You are advised to contact the case officer to discuss sketch plans for the layout and design of the development, prior to submission of detailed plans. The Planning Authority consider a high quality of development is essential and that the detailing of the dwellings, including the design, use of external materials, and the co-ordination of the access with the Canol y Cae plot, need to be detailed with due sensitivity given the prominence of the site in the village.</p>
15/2006/1462/PO	<p>Demolition of existing buildings and development of 0.08 hectares of land for residential development (outline application) Canol y Cae Village Road Eryrys Mold GRANTED Subject to Revised Condition 4. Access to the plot shall be off the minor road serving Cae'r Odyn, designed to co-ordinate with the development of the land fronting the Llanarmon – Nercwys road.</p>
21/2007/0915/PC	<p>Public Speaker For: Mr Gary Davies Continuation of use of land and buildings in connection with saw mills business. Bryn Ffynnon Farm, Forestry Road, Llanferres, Mold Following consideration of 1 additional letter of representation from: M & K Wilding Oldfield, Forestry Road, Llanferres GRANTED Subject to Amended Condition 3. First line should read "A maximum noise level, measured at" Additional Note to Applicant You are advised to contact Mr Sean Awbery in the Public Protection Section to clarify the separate requirements for licencing of the premises.</p>

21/2007/1100/PF

Following consideration of 1 additional letter of representation from: Llanferres Community Council.

Construction of play area

Ysgol Bro Famau Uned Llanferres Tyn Llan Llanferres Mold

GRANTED

Subject to Amended/Additional Conditions

3. The use of the play area shall be restricted solely to activities authorised by Ysgol Bro Famau or Denbighshire County Council.

7. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the surface water drainage arrangements.

Reason: To ensure arrangements are included to avoid any adverse impact on the locality.

8. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to details of the method of construction of the facility, including points of access for vehicles, and hours of operation.

Reason: In the interests of amenities of residents of highway safety.

43/2007/0486/PO

Development of 0.05 hectares of land by erection of 1 dwelling and construction of new vehicular access (outline application inc. siting and access)

Land between 62 and 64 Victoria Road West Prestatyn

GRANTED

Subject to Amended Condition

6. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the finished floor levels of all buildings, which need to be set at a minimum of 6.0 AOD

43/2007/0487/PO

Development of 0.05 hectares of land by erection of 1 dwelling and construction of new vehicular access (outline application inc. siting and access)

Land at rear of 64 Victoria Road West fronting Sandiway Prestatyn

GRANTED

Subject to Amended Condition

6. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the finished floor levels of all buildings, which need to be set at a minimum of 6.0 AOD.

43/2007/0866/PF

Erection of retail units, provision of parking and servicing areas, new highway access, and associated landscaping and site works

Land off Nant Hall Road Prestatyn

GRANTED

Subject to Section 106 Agreement.

The following items would form the heads of terms of the agreement:

- (i) Off-site highway works including improvements to the High Street/Nant Hall Road and Bridge Road/High Street junctions and provision of a new junction to the site.

- (ii) The provision of and/or a contribution towards a Tourist Information Centre.
- (iii) Improvements of the highway network to facilitate cycle links
- (iv) Availability of the car park for combined town centre tips of shopping.
- (v) Provision of CCTV on the site to link with the town centre system.
- (vi) Provision of information panels for tourism purposes of the site frontage.

The resolution is subject to referral to the Welsh Assembly Government in accordance with TAN 4 - Retailing and Town Centres.

43/2007/1033/TP

Felling of 1 Copper Beech tree in Area G11 on plan annexed to the Prestatyn Urban District Council Tree Preservation Order 1950

**Dyreham Ffordd Bryniau Prestatyn
GRANTED**

45/2007/1023/PF

Public Speaker For: Mr D. Dodwell

Change of use of Class A1 shop to residential to form lounge within existing dwelling

**Post Office Counters Ltd 31 Rhyl Coast Road Rhyl
GRANTED**

45/2007/1077/PF

Retention of 3 No. dormer windows to roof of dwelling

**11 Chester Street Rhyl
GRANTED**

Subject to New Note to Applicant

You are advised that a building regulation application is required for this development. Please contact the Building Regulation team on 01824 706735.

(ii) **REFUSALS**

40/2006/1018/PF

Following consideration of 1 additional letter of representation from Applicants Agent.

Development of equine treatment and therapy centre, and stud farm including ancillary stabling, wardens flat and educational training facility, use of adjoining pasture land for grazing of horses and sheep, installation of private treatment plant, close off existing access and formation of new vehicular access.

**Tytynyrch Land Glascoed Bodelwyddan
REFUSED**

REFUSED AGAINST OFFICERS' RECOMMENDATION

18/2007/1061/PF

Demolition of existing lean-to and erection of conservatory at side of dwelling

**Cefn-Bithel Llandyrnog Denbigh
REFUSED**

Refuse for the following reason:

The proposed conservatory by virtue of its design and sitting would result in an inappropriate and incongruous extension harmful to the character and appearance of the existing dwelling, and that of development in the immediate vicinity, contrary to Policy GEN 6 criteria i and ii, Policy HSG 12 criteria ii and iii of the adopted Denbighshire Unitary

Development Plan, and guidance contained in Supplementary Planning Guidance Note 1, Extensions to Dwellings and SPG 24, Design guide for Householder Development.

Note to applicant:

You are advised to contact the case officer dealing with this application if you wish to consider submitting a further application to overcome the reason for refusal.

DEFER

43/2007/0394/PF

Erection of 51 no. dwellings, construction of new vehicular and pedestrian access and associated works (site area 2.3 hectares)

Land off Tip Lane Prestatyn

DEFERRED

Deferred to await further research on the flooding/drainage issues in Prestatyn.

RECORDED VOTE

For - 16

Councillors B Blakeley, J Chamberlain-Jones, J M Davies, M LI Davies, S A Davies, G C Evans, S Frobisher, I M German, M A German, N Hugh-Jones, H Jones, M M Jones, P W Owen, J A Smith, J Thompson-Hill and C H Williams.

Against - 6

Councillors R E Barton, D Hannam, G M Kensler, N P Roberts, S Thomas and R LI Williams.

The meeting closed at 11.45 a.m.
