

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 12<sup>th</sup> December 2007 at 09.30 am.

### PRESENT

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

### 574 URGENT MATTERS

None.

### 575 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>
43/2007/1329/PF	Councillor M.A. German declared an interest in the following application and left the Chamber during consideration thereof. Erection of single-storey pitched-roof sun-lounge extension to rear of dwelling. <b>22 Calthorpe Drive, Prestatyn</b>
45/2006/0236/PF	Following consideration of clarification of the report regarding the number of dwelling units involved. Conversion and alterations including ground floor extensions to existing 12 no. flatlets and 2 owners' flats to form 8 no. self-contained apartments.

**39/41 Aquarium Street Rhyl**

45/2007/0432/PF

Alterations and extensions to Nos. 14A & 14B; alterations and extensions to existing dwelling at rear (no. 16); demolition of part of former stables and erection of replacement building to form a single dwelling (no. 18); erection of new two-storey dwelling within grounds and alterations to existing vehicular access.

**Pendyffryn House 14/16/18 Pendyffryn Road Rhyl  
GRANT**

Amended Condition

12. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated without prior written consent of the Local Planning Authority.

*Reason:* In order to protect trees during construction phase.

13. The layout of the parking spaces within the site shall not be as shown on the submitted site plan, but shall be in accordance with such details as may be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. The development shall be carried out strictly in accordance with the approved plans.

*Reason:* To ensure adequate circulation space between the parking spaces and the buildings they abut.

Additional Note to Applicant

In connection with Condition 2 of this permission, particular attention should be paid to the introduction of supplementary planting along the southern boundary of the site.

45/2007/0433/LB

Alterations and extensions to Nos. 14A & 14B; alterations and extension to existing dwelling at rear (no. 16); demolition of part of former stables and erection of replacement building to form a single dwelling (no. 18) and alterations to existing vehicular access (Listed Building application)

**Pendyffryn House 14/16/18 Pendyffryn Road Rhyl  
GRANT**

Subject to referral to CADW

45/2007/0641/PR

Details of siting, design and external appearance of 9 no. apartments, means of access thereto and landscaping of site, and affordable housing arrangements, submitted in accordance with Condition No. 1 and 4 of outline application Ref. No. 45/2005/0551/PO.

**Builders Yard 13 Sission Street Rhyl**

**APPROVE**

Revised Note to Applicant

2<sup>nd</sup> paragraph:

You should contact the Case Officer and Legal Officer to resolve issues over the Section 106 agreement, including payment of the Council's legal costs.

45/2007/1253/PF

Councillor H. Jones declared an interest in the following application and left the Chamber during consideration thereof.

Retention of and extension to existing covered seating area (partly in retrospect).

**The Esplanade Club 86 Rhyl Coast Road Rhyl**

**GRANT**

Note to Applicant

You are advised that the structure hereby permitted does not comply with Smoke Free Legislation. You are advised to seek advice from the licensing section on 01824 712604.

10/2007/0980/PF

Following consideration of additional location plan circulated.

Erection of single-storey agricultural building for housing of livestock and general agricultural use.

**Land at Llan Isa Bryneglwys Corwen**

**GRANT**

Additional Condition

2. The building hereby permitted shall not be brought into use until the existing agricultural buildings have been demolished.

*Reason:* In the interest of visual amenity.

10/2007/1161/PO

Following consideration of 1 additional letter of representation from: Dwr Cymru/Welsh Water – no objection.

Development of 0.27ha of land for residential purposes and alterations to an existing vehicular access (outline application) – all matters reserved for further approval.

**Land at Brooklyn Bryneglwys Corwen**

**GRANT**

15/2007/1065/PO

Development of 0.61ha of land for residential purposes, demolition of redundant farm buildings and formation of new vehicular access (outline application)

**Land adjacent to Bryn Tirion Village Road Eryrys Mold**

**GRANT**

23/2007/0413/PF

Following consideration of 1 additional letter of representation from Llanrhaedr YC Community Council.

Change of use of existing dwelling to non-residential training/leisure facility for persons with learning difficulties.

**21 Maes Y Felin Llanrhaedr Denbigh**

**GRANT**

Amended Conditions:

2. The use of the premises shall be limited to a Class D1 Day Centre only and for no other use within that Use Class other than with the written permission of the Local Planning Authority.

4. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to arrangements for the parking of vehicles within the site, and the approved arrangements have been implemented.

(ii) REFUSALS

25/2007/0535/PF

**Speaker for: P. Caldwell**

**Speaker against: C. Roberts**

Following consideration of report of site visit held on 7<sup>th</sup> December 2007 and 1 additional letter of representation from FA and LM Allen, Henfryn Nantglyn

**Coed Lewis Nr Llyn Brenig Nantglyn**

**REFUSE**

Correction to Reason for Refusal No. 1

1..... The proposal would also conflict with the guidance within SPG 20 Static Caravan and Chalet Development, in relation to accessibility by different modes of transport, and would be contrary to the accessibility and sustainability objectives of Planning Policy Wales.

45/2007/0470/PO

Following consideration of 1 additional letter of representation from: Dwr Cymru/Welsh Water – no objection.

Demolition of existing dwelling and development of land by the erection of 12 no. 1-bed flats and 3 no. 2-bed lodges for assisted living for St. David's Care Home and formation of new vehicular and pedestrian access (outline application seeking approval of siting and means of access)

**Land at Tarleton Street Rhyl**

**REFUSE**

Minor amendment to reason for refusal:

1..... limited carriageway width, and with a narrow pavement on one side only .....

(iii) REFUSED Against Officer's Recommendation

03/2007/0920/PF

Following consideration of 1 additional letters of representation from: Llangollen Town Council – Object

Erection of commercial smoke house unit

**Highcroft Birch Hill Llangollen**

**REFUSE**

The decision, being contrary to the Officers' Recommendation was taken for the following reason: Impact on neighbours.

(iv) DEFER for Reasons Given

45/2007/0984/PF

Councillor H. Jones declared an interest in the following application and left the Chamber during consideration thereof.

Following consideration of 1 letter signed by neighbours at 25A Dyserth Road, in support.

Demolition of existing workshop and garages and erection of detached dwelling.

**Land at Merilyn Farm 23 Dyserth Road Rhyl**

**DEFER** at officers request to allow further discussion on details.

**576 ENFORCEMENT UPDATE**

Report by the Head of Planning and Public Protection for information giving details of enforcement matters ongoing.

Report received for information.

**577 TREE PRESERVATION ORDER LLANBEDR HALL RUTHIN**

Report by Head of Planning and Public Protection requesting confirmation of TPO at Llanbedr Hall Ruhthin as modified.

**RESOLVED:** *To confirm the Tree Preservation Order NO 1/2007 as modified.*

**578 NORTH WALES HOSPITAL UPDATE**

Report by Head of Planning and Public Protection for information updating on progress relating to the implementations of the Section 106 Agreement and development generally at the site.

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

**579 PLANNING OBLIGATIONS**

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

Meeting closed at 11.15 am

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