

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 23<sup>rd</sup> January 2008 at 9.30 a.m.

### PRESENT

Councillors J R Bartley, R E Barton, B Blakeley, J Butterfield, J Chamberlain Jones, J M Davies, M LL Davies, S A Davies, P A Dobb, E C Edwards, G C Evans, I M German, M A German, D Hannam, T R Hughes, N Hugh-Jones, E R Jones, H Jones, M M Jones, P J Marfleet, N P Roberts, S Roberts, D A J Thomas, S Thomas, J Thompson-Hill, C H Williams, E W Williams, R LL 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 S Frobisher, G Kensler, D Owens and J Smith

#### Tom Hodgson

Planning Committee observed a minute silence in memory of Councillor Tom Hodgson, Committee Member, who passed away recently.

#### **684 URGENT MATTERS**

None

#### **685 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:-**

b) *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 Advertisements 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

#### Application No.

#### Description and Situation

05/2007/1370/PF

Extension and reconfiguration of existing car park including coach parking, bus interchange and dedicated bus lane, relocation of recycling facilities and associated landscaping and environmental enhancement work

**Car Park, Green Lane, Corwen  
GRANT**

16/2006/1418/PR

**Speaker against: Mark Wolstenholme**  
Details of design and external appearance of building, landscaping and ground stability submitted in accordance with Conditions no. 1 and 10 of Outline Planning Permission code no. 16/2006/0535/PO

**Land at (Part garden of) Robin Hill, Llanbedr Dyffryn Clwyd, Ruthin  
GRANT**

Delete Condition and reword as a Note to Applicant: Your attention is drawn to paragraph 13.9.2 of Planning Policy Wales (March 2002) which informs that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowners.

18/2007/1328/PF

Erection of extension to existing building to provide 2 new bedrooms

**Mental Health Care Ash, Highfield Park,  
Llandyrnog, Denbigh  
GRANT**

43/2007/1277/PF

Erection of single-storey pitched-roof extension at side and two-storey pitched-roof extension at rear of dwelling

**117 Fforddisa Prestatyn  
GRANT**

43/2007/1308/PF

Erection of free-standing shelter in rear beer garden  
**Halcyon Quest, 17 Gronant Road, Prestatyn  
GRANT**

Note to applicant:  
If the structure hereby approved is intended to be used as a smoking shelter, you are advised to contact Zoe Ankers-Phillips on 01824 712604 to ensure it complies with the Smoke-Free legislation.

45/2007/1350/PF

Councillor H Jones declared an interest in the following application and left the Chamber during consideration thereof.  
Increase in number of children from 20 to 26 at day nursery

**Tots' Corner, 13 Dyserth Road, Rhyl  
GRANT**

(ii) GRANTED Against Officer Recommendation

42/2007/1260/PC

Retention of decking at rear of dwelling (retrospective application)

**Cordelia, James Park, Dyserth, Rhyl**

Resolved to **GRANT** subject to conditions:

1. Within 3 months of the date of this permission a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority (in the interest of visual amenity)

2. 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 occupation of the dwelling/ completion of the development/ commencement of the development/next planting and seeding season) and any other 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.

Reason:

Members felt the structure was not obtrusive and could be screened by landscaping to mitigate the impact.

(iii) REFUSALS

40/2007/1020/PC

Continuation of use of premises as Class D1 clinic/ consulting room (retrospective application)  
**Unit 88 Ffordd William Morgan, St. Asaph Business Park, St. Asaph**

**REFUSE** and that Enforcement Action be taken:

Authorisation to be granted for the following:

- i. Serve an Enforcement Notice to secure the cessation of the unauthorised use of the property.
- ii. Instigate prosecution proceedings, or the appropriate action under the Planning Acts against the person, or persons upon whom any Enforcement Notice, or other such Notice is served, or against whom legal action is taken should they fail to comply with the requirements of the Enforcement Notice.
- iii. Period for compliance; 12 months.

(iv) REFUSED Against Officer's Recommendation

25/2007/0565/PF

**Speakers for: John Woodruff / Vincent Kane**

**Speakers against: M Williams (CHA) / R Welch**

Construction and operation of a wind farm comprising of sixteen wind turbines with a maximum tip height not exceeding 100m, along with transformers, access tracks, on-site switchgear and metering building, two anemometry towers and associated construction and operational infrastructure

**Land East of Llyn Brenig, Nantglyn**

Following the requisite number of Members requiring a recorded vote, the Chairman invited Members to vote FOR or AGAINST the officers' recommendation to Grant Planning Permission.

RECORDED VOTE:

Councillors Voted for: 4

T R Hughes, H Jones, M M Jones and S Roberts

Councillors Voted Against: 19

R E Barton, B Blakeley, J Butterfield, J Chamberlain Jones, J M Davies, M LL Davies, E C Edwards, G C Evans, I M German, M A German, D Hannam, N Hugh Jones, E R Jones, P W Owen, N P Roberts, S Thomas, J Thompson Hill, C H Williams and R LL Williams

Councillors Abstaining: 2

S A Davies and D A J Thomas

**PERMISSION WAS THEREFORE REFUSED**

The decision, being contrary to the Officers' Recommendation was taken for the following reasons:

- i) Noise
- ii) Flooding
- iii) Landscape issues.

25/2007/0642/PF

**Speakers for: M Skuse / J Yorke**

**Speakers against: N Crompton / A Russell**

Construction of 13 wind turbine generators (up to 125m in overall height) c/w electrical control room & compound area, new and improved access tracks, underground cabling, 80m anemometry mast, ancillary works and equipment; temporary construction works; new vehicular access from the minor country road; removal of conifer forest

**Gorsedd Bran, Nantglyn**

Following the requisite number of Members requiring a recorded vote, the Chairman invited Members to vote FOR or AGAINST the officers' recommendation to Grant Planning Permission.

RECORDED VOTE:

Councillors Voted For: 4

T R Hughes, H Jones, M M Jones and S Roberts

Councillors Voted Against: 18

R E Barton, B Blakeley, J Butterfield, J Chamberlain Jones, J M Davies, E C Edwards, G C Evans, I M German, M A German, D Hannam, N Hugh Jones, E R Jones, P W Owen, N P Roberts, S Thomas, J Thompson-Hill, C H Williams and R LL Williams.

Councillors Abstaining: 2

S A Davies and D A J Thomas

**PERMISSION WAS THEREFORE REFUSED**

The decision, being contrary to the Officers' Recommendation was taken for the following reasons:

- i) Noise

- ii) Flooding
- iii) Landscape issues.

(v) DEFERRED for Reasons Given

43/2007/0675/PC                      Retention of 1 no retractable awning  
**Miners Arms, 23 Ffordd Talargoch, Prestatyn**  
**DEFERRED** for further consideration of the impact  
on the Conservation Area.

(vi) WITHDRAWN

01/2007/0732/PF                      Demolition of 5 No. derelict cottages and  
redevelopment of site by the erection of terrace of 3  
no. dwellings with associated parking and access of  
Tan Y Gwalia Road  
**Land at rear of 43 Love Lane fronting Tan Y**  
**Gwalia Denbigh**  
**WITHDRAWN**

**686      ENFORCEMENT MATTERS**

Submitted: Reports (previously circulated) by Head of Planning and Public Protection requesting Authorisation to take Enforcement action on the following issue:

**Ty Newydd, Llandegla**  
Unauthorised Residential caravan

**RESOLVED:**  
*That authorisation be granted for the serving of an Enforcement Notice with a 3 month compliance period ordering:-*  
*i) the cessation of use of the caravan as a residence*  
*ii) the removal of the caravan from the land.*

To instigate proceedings where any person on whom a Notice has been served fails to comply with the provisions of the Notice.

**687      QUESTIONNAIRE FOR NEW AGRICULTURAL DWELLINGS**

Submitted: report by Head of Planning and Public Protection

**RESOLVED** to receive the above item for information .

Meeting concluded at 1.30pm

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