

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 11th June 2008 at 09.30 a.m.

PRESENT

Councillors I W Armstrong, J B Bellis, B Blakeley, J Chamberlain Jones, W L Cowie, J A Davies, M LI Davies, P A Dobb, P C Duffy, M J Eckersley, G C Evans, R L Feeley, I A Gunning, C Hughes, R W Hughes (observer), T R Hughes, E R Jones, H LI Jones, P W Owen, B A Smith, D I Smith, D A J Thomas, S Thomas, J Thompson-Hill, C H Williams, E W Williams (observer)

ALSO PRESENT

Head of Planning and Public Protection Services (Graham Boase), Legal Services Manager, (Jane Kennedy) Team Leader -Major Applications(Ian Weaver), Acting Team Leader -Minor and Compliance (Emer O'Connor; Team Leader - Support (Gwen. Butler), Customer Improvements Officer (Judith Williams) and Catrin Gilkes (Translator)

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors J Davies, D Owens and L. Morris

41 URGENT MATTERS

42 ELECTION OF CHAIR

Nominations for Chair of Planning Committee were received on behalf of Councillor S Thomas and M LI Davies.

The candidates both addressed the committee and member were asked to vote.

Councillor M LI Davies was duly elected Chair of Planning Committee for the ensuing year.

43 ELECTION OF VICE CHAIR

A nomination for Vice Chair was received from Councillor Peter Owen, who gave a short address to committee.

Councillor Peter Owen was duly elected Vice Chair of Planning Committee for the ensuing year.

The Head of Planning Services welcomed Councillor Meirick Lloyd Davies as Chair and thanked Councillor Selwyn Thomas his hard work during his Chairmanship of the last four years.

He also welcomed the new Councillors and introduced the officers in attendance.

44 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>
01/2008/0108/PF	<p>Councillor Colin Hughes and Cefyn Williams declared an interest in the following application and left the Chamber during consideration thereof.</p> <p>Following consideration of additional plan circulated.</p> <p>Demolition of existing building and erection of 23 no. apartments, construction of new vehicular/pedestrian access and associated works.</p> <p>Former Autoworld Site, Smithfield Road, Denbigh GRANT</p> <p>The recommendation is subject to:</p> <p>(a) the completion of a Section 106 agreement within 12 months of the date of this committee, otherwise the application would be brought back before committee for reconsideration against the relevant policies and guidance applicable at that time. The Section 106 would secure</p> <ul style="list-style-type: none">i) the provision of 7 affordable units in accordance with the Council's policies and guidanceii) the payment of a Commuted sum of £48,634.88 in lieu of provision of on site open space (based on average occupation level of 2 persons) <p>(b) compliance with the conditions specified below. The Certificate of Decision would be released only on completion of the Section 106 agreement. On failure to complete the agreement within 12 months of the date of the Committee, the application would be brought back before the Committee for reconsideration against relevant policies and guidance at that time.</p>
06/2008/0150/PF	<p>Speaker for: Keith Bellis</p> <p>Following consideration of additional plan (circulated)</p> <p>Construction of electrical switchroom, access track and field entrance from A494 (relocation of switchroom granted permission under code no. 06/2004/0278/PF – for Wern Ddu windfarm development)</p> <p>Land adjoining Bronant, Bryn Saith, Marchog, Corwen GRANT</p> <p>Subject to:</p> <p>Amended Condition</p> <p>Delete the word “substantially” in line one of Condition 3</p>
06/2008/0509/PF	<p>Installation of underground cables in association with Wern Ddu windfarm</p> <p>Land between Graig Lelo Quarry and Land adjoining Bronant Bryn Saith, Marchog, Corwen GRANT</p>
17/2008/0305/AD	<p>Speaker for: Bob Barton</p> <p>Retention of 2 No. non-illuminated advertisement signs</p> <p>Ponderosa Café, Horseshoe Pass, Llangollen GRANT</p>

- 17/2008/0373/PF **Speaker for: Bob Barton**
Erection of extensions to visitor centre to provide classroom and administration offices, cycle workshop, store, dining terrace, food preparation and store; and re-routing of bike trails
Coed Llandegla Visitor Centre, Llandegla, Wrexham
GRANT
Rerword Condition 6:
6. The use of the café and facilities in the Visitor Centre building shall be restricted solely to centre staff, participants in mountain biking, walking and other educational activities, training, or instruction relating to the Centre use, or as otherwise agreed by the Local Planning Authority
- 18/2008/0526/TP Following consideration of additional plan circulated and additional letters of representation from:
D A Pritchard, Garth, Parc Tyn Llan, Llandyrnog
Committee was advised the applicant is a Denbighshire County Council Planning Officer
30 per-cent crown reduction, canopy lift, deadwooding and thinning to sycamores and elm in Area G1 and sycamore No. T1 on plan annexed to the Glyndwr District Council Tree Preservation Order 1996
11 Parc Tyn Llan, Llandyrnog, Denbigh
GRANT
- 43/2008/0375/PS Variation of condition no. 11 of outline planning permission code no. 43/1997/0910/PO for Tesco store to allow commencement of on site works prior to required highway alterations
Land at High Street, Prestatyn
GRANT
Subject to:
Delete the word "substantially"
- 45/2008/0252/PF Councillor Armstrong and Bellis declared an interest in the following application and left the Chamber during consideration thereof
Erection of first floor pitched-roof extension at side of dwelling
6 Lllys Taf, Rhyl
GRANT
- 43/2007/1527/PF Councillor Ian Gunning declared an interest in the following application and left the Chamber during consideration thereof
Following consideration of 1 additional letter of representation from County Ecologist
Erection of Zyclon ride
Ffrith Beach, Victoria Road West, Prestatyn
Following a request for a Recorded Vote and the requisite number of members supporting that request, the Chair asked members to vote FOR or AGAINST the granting of planning permission for a Zyclon ride at Ffrith Beach, Prestatyn
FOR(17) Councillors I W Armstrong, J B Bellis, W L Cowie, J A Davies, M LI Davies, P A Dobb, P C Duffy, M J Eckersley, G C Evans, R L Feeley, C Hughes, E R Jones, H LI Jones, P W Owen, B A Smith, D I Smith, C H Williams
AGAINST(3) Councillors B Blakely, T R Hughes, D A J Thomas
ABSTAINED:(1) Councillor J Chamberlain Jones
It was therefore resolved to Grant Permission
GRANT subject to the following:
Additional Conditions
7. No works shall be carried out on the site until the site has been surveyed for the present of reptiles. The results of the survey

together with reasonable avoidance measures to deal with any presence of reptiles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such works

Reason: In the interests of any protected species on the site

8. No works shall be carried out on the site until a scheme for the deflection of birds has been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of any protected species on the site

Note to the applicant

Your attention is drawn to the planning conditions attached to this consent. Pre-development conditions have been attached relating to landscaping and species surveys and mitigation details. It may be of benefit to contact the County Ecologist or Biodiversity Officer to discuss 'best practice' for compliance with these conditions to ensure the conditions of the consent are complied with prior to the commencement of development. The County Ecologist can be contacted on 01824 708263, Biodiversity Officer on 01824 708234

(ii) REFUSALS

45/2007/0635/PO

Speaker for: Gordon Kenyon

Councillor J Chamberlain Jones and I. Armstrong declared an interest in the following application and left the Chamber during consideration thereof.

Following consideration of 1 additional letter of representation from agent containing 23 signatures in support

Development of 1.24ha of land by the demolition of existing clubhouse and erection of 15 no. apartments and 5 no. detached houses; erection of new clubhouse and construction of new vehicular access and provision of flood defence wall (outline application)

**Rhyl Golf Club, Rhyl Coast Road, Rhyl
REFUSE**

21/2007/0344/PF

Speaker against : David Jones

Speaker for: Ian Stockdale

Erection of 5 no. dwellings and construction of new vehicular/pedestrian access (site area 0.37ha)

Glebe Land off Rectory Lane, Llanferres, Mold

This application, being REFUSED AGAINST OFFICERS' RECOMMENDATION was refused for the following reasons::

In the opinion of the Local Planning Authority the approach road to the site off the A494 is inadequate to serve the proposed development, being narrow in width and likely to lead to conflicts between vehicles, and vehicles and pedestrians, contrary to Denbighshire Unitary Development Plan policies GEN 6 (vi) (vii) and TRA 6

1. The proposed layout, design and use of materials for the proposed dwellings are considered inappropriate in this sensitive location within the village Conservation Area, and in combination with the loss of an attractive frontage hedgerow would have an adverse impact on the character of the locality and the setting of the Conservation area and the listed St Berres Church, contrary to Denbighshire Unitary Development Plan policies CON1, CON5, GEN6 (i) and (ii)
2. The development of the site would result in the loss of an important open area of significant amenity value close to the village centre, and would have an adverse impact on the rural setting of this part of the Conservation Area and St Berres

Church, identified as an important element of the Llanferres Conservation Area Appraisal, contrary to Denbighshire Unitary Development Plan policies CON1, CON5 and GEN6 (ii)

3. The detailing of the affordable housing units is considered inappropriate being of a different design to the other dwellings and cramped into a corner of the site, contrary to Denbighshire Unitary Development Plan Policy GEN 6 (i) and guidance in Supplementary Planning Guidance Note No. 22 – Affordable Housing in New Developments

02/2007/0177/PF

Following consideration of 1 additional letter of representation from Glynis Shaw (by email) and corrections to the report noting that there is a dilapidated building in the woodland and that the site is within an area shown as the “essential setting” of the historic parklands and gardens

Erection of 15 no. woodland lodges for leisure leasing and or letting and installation of new sewage treatment works

Ruthin Castle Hotel, Stryd Y Castell, Ruthin

Item DEFERRED following notification of “Stopping Direction” from WAG

Members also requested Site Visit

20/2008/0379/PR

Details of siting, design and external appearance of building, means of access thereto and landscaping, submitted in accordance with Condition No. 20/2007/0205/PO (Reserved matters)

Land at (Part garden of) Ty Berllan, Graigfechan, Ruthin

Item DEFERRED to allow further investigation of details

45/2007/0243/PO

Councillor I. Armstrong and J. Bellis declared an interest in the following application and left the Chamber during consideration thereof

Following consideration of 2 additional letters of representation from Parry Davies Architects, and Denbighshire Head of Transport and Infrastructure

Development of 0.09 hectares of land for residential purposes and construction of new vehicular/pedestrian access (outline application seeking approval of means of access)

Land at 52 Crescent Road off Gordon Avenue, Rhyl

Deferred for Site Visit

45 PLANNING APPEAL RELATING TO LAND AT 51 BRIGHTON ROAD RHYL – OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING AND GARAGE (45/2007/1448)

Submitted Report by Head of Planning and Public Protection advising members of the appeal on 51 Brighton Road, Rhyl which will be the subject of a hearing. It is customary that when an appeal is as a result of a decision made against officers’ recommendation that two members of Planning Committee are nominated to represent the Authority at the appeal hearing. This application was refused against officers’ recommendation by Planning Committee on 20th February 2008.

It was resolved that Councillor D Hannam (as seconder of the original motion to refuse) and Councillor B Blakeley be nominated to represent the Planning Committee at the above appeal hearing

**46 ITEMS FOR INFORMATION
UPDATE ON NEW PLANNING APPLICATION FORM (1APP)**

RESOLVED that the report be received for information

47 NORTH WALES HOSPITAL

***RESOLVED** that the report be received for information and that at a future meeting, members receive a report giving the background history*

Members were advised that the next meeting of the North Wales Hospital Working Group will meet on 30th June 2008 at 4 pm in Caledfryn, Denbigh

The meeting was interrupted at 11.10am by a Fire Alarm and the Chamber was evacuated until 11.30am

The meeting closed at 12.35pm
