

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 13<sup>th</sup> May 2009 at 09.30 am.

### PRESENT

Councillors I W Armstrong, J R Bartley, B Blakeley, J Chamberlain Jones, W L Cowie, J A Davies, J M Davies, M LI Davies, P Dobb, P C Duffy, M J Eckersley, G C Evans, R L Feely, I A Gunning, D Hannam, C Hughes, T R Hughes, E R Jones, H LI Jones, G M Kensler, P W Owen, D Owens, A G Pennington, B A Smith, D I Smith, D A J Thomas, S Thomas, J Thompson-Hill, C H Williams.

### ALSO PRESENT

Head of Planning and Public Protection Services, Legal Services Manager, Development Control Manager, Team Leader (Support) (G. Butler) Customer Services Officer (Judith Williams) Catrin Gilkes (Translator) and Compliance Officer Wayne Williams.

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors N Hughes and L Morris.

## 10 ELECTION OF CHAIR

The Legal Services Manager invited formal nominations for Chair of Planning Committee advising the meeting that the potential nominees had submitted statements which have been circulated.

For the position of Chair: Councillors Peter Duffy, seconded by Councillor E R Jones nominated Councillor **Selwyn Thomas** as chair of Planning Committee for the ensuing year.

Councillor J Thompson-Hill, seconded by Councillor I Gunning nominated Councillor **Peter Owen** as chair of Planning Committee for the ensuing year.

The nominees addressed the committee and a vote was taken  
On being put to the vote:

**Councillor Selwyn Thomas** was duly elected chair of Planning Committee for 2009/10.

Councillor Thomas thanked the Committee for electing him and praised the outgoing chair, Councillor M LI Davies for his work during his term of office.

### ELECTION OF VICE CHAIR

The Chair asked for nominations for Vice Chair of Planning Committee.

Councillor G C Evans, seconded by D I Smith, nominated Councillor **Ray Bartley** as vice chair of planning committee for the ensuing year.

There being no further nominations **Councillor Ray Bartley** was elected Vice Chair of Planning Committee for 2009/10.

## 11 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 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

46/2009/0087/PS

**Speaker for: R Salisbury**

Variation of Condition No. 6 of planning permission Code No. 46/2007/0024/PF to allow the use of the lounge bar by residents, guests, staff and artistes

**Spring Gardens Holiday Park The Roe St. Asaph  
GRANT**

Subject to amended condition

1. The lounge bar shall be used as ancillary to the use of the caravan site by occupiers of the caravans, their guests, site staff and appearing artistes only. The lounge bar shall not be used for any purpose between 31<sup>st</sup> October in any one year and 1<sup>st</sup> March in the succeeding year unless otherwise agreed in writing with the Local Planning Authority.

*Reason:* In order to retain control over the use of the site and facilities in the interests of amenity.

**For Information**

The Premises Licence for the site allows for the use of the lounge bar by "genuine" guests of residents of the caravan park. Should the objectives of the licence be contravened then the licence may be reviewed. It is considered that combined planning and licensing spot checks will ensure that this objective will not be contravened. The authorised hours of operation indicated on the licence are as follows:-

Monday – Thursday 1130 – 2330hrs

Friday – Sunday 1130 – 0000hrs

It is not considered necessary to duplicate these hours of operation on the planning application as the licence exercises the relevant controls over possible noise and disturbance.

47/2009/0198/PF

Erection of 2 no. stables and feed shed

**The Croft Caerwys Road Rhualt St. Asaph  
GRANT**

Enforcement Items

ENF/2009/00028

Infringement: the erection of a fence and gates in excess of 1m height adjacent to the highway.

**15 Cilgwyn Rhewl Ruthin  
RESOLVED**

That authorisation be granted for the serving of an Enforcement Notice with a 2 month compliance period, ordering a reduction in the height of the fence and gates to 1m along the full length adjacent to the highway and one fence panel back on the side of the property facing Cilgwyn.

To instigate prosecution proceedings where any person on whom a Notice has been served, fails or refuses to comply with the requirements of the Notice.

ENF/2009/00021

Infringement 1) erection of a breeze block shed in the rear garden

Infringement 2) erection of detached garage

Infringement 3) unauthorised storage of building materials and equipment

**21 Brynhedydd Road Rhyl**

**RESOLVED:**

That authorisation be granted for the serving of an Enforcement Notice with a 2 month compliance period to secure the removal of the unauthorised breeze block shed, the replacement of the pitched roof with a flat roof, and the removal of building materials and equipment from the front and rear gardens.

To instigate proceedings, or any other appropriate action under the Planning Acts against the person, or persons, upon whom any Enforcement Notice, or other such Notice is served, should they fail to comply with the requirements thereof.

## ITEMS FOR INFORMATION

### 12. UPDATE ON ENFORCEMENT ISSUES

Submitted: report by Head of Planning and Public Protection detailing progress an Enforcement issues.

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

### 13. UPDATE ON APPEALS

Submitted report by Head of Planning and Public Protection detailing appeals awaiting decision and decisions made from 1<sup>st</sup> January 2009-31<sup>st</sup> March 2009.

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

Councillors discussed recent appeal hearings they have attended, expressing the view that appeals training for all Councillors would be welcome.

Officers agreed to include appeals as a topic in a forthcoming training event.

The meeting closed at 10.25 am.

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