

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on 17th June 2009 at 9.30 a.m.

PRESENT

Councillors I W Armstrong, J R Bartley, J B Bellis, B Blakeley, J Chamberlain Jones, J A Davies, M LI Davies, P A Dobb, P C Duffy, M J Eskersely, G C Evans, D Hannam, C Hughes, R W Hughes, E R Jones, L M Morris, P W Owen, D Owens, D I Smith, D A J Thomas, S Thomas,(Chair) J Thompson-Hill, C H Williams

ALSO PRESENT

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

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors B Cowie, J M Davies, G Kensler, A Pennington, B A Smith, I Gunning, J Cahill

91 URGENT MATTERS

Councilor W L Cowie

Councillor D Owens advised Committee that Councillor Cowie was out of hospital and recovering at home. It was proposed that a letter, offering the Committee's best wishes for a speedy recovery, be sent to Councillor Cowie.

92 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

43/2009/0052/PF

Following consideration of report of site visit held on 12th June 2009 and additional letters from Welsh Water.

Erection of 1 no. dwelling and construction of new vehicular access (revised proposal to that previously approved under application no. 43/2007/1134/PO)

Land between Greycote and Highfield

Bishopswood Road, Prestatyn

GRANT

Condition 11 – Prior to the commencement of any on site works (including tree or shrub removal) a detailed site investigation shall be undertaken to examine the potential impact of the development on; ground stability on site, land

drainage and the surface condition of Bishopswood Road. Any recommendations produced from this report shall be implemented in full during any site works and only following the written agreement of the Local Planning Authority.

Reason: In the interest of ground stability, safety and neighbouring amenity.

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 spear, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction material 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.

13. Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

14. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to environment.

15. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Note to Applicant

You are reminded that your development site contains protected trees. The willful damage or removal of such trees may constitute a criminal offence and you are advised to take all necessary precautions to ensure trees are protected before, during and after site works.

47/2009/0426/PF

Speaker for: Anwen Lewis

Following consideration of 1 additional letter of representation from: Applicant

Continuation of use of land as garden and erection of summer house for use as garden room/playroom (partly in retrospect)

7 Hen Afon, Tremeirchion, St Asaph

GRANT

Revisions to Conditions

2. The summerhouse shall only be used for purposes incidental to the dwelling house

3. The proposed landscaping of the site shall not be as shown on the submitted plans, but shall be in accordance with such alternative details as may be submitted and approved in writing by the Local Authority within 3 months of the date of this permission, to include for more mature tree/hedgerow/shrub/planting. The approved scheme shall be implemented in full in the Autumn 2009 planting season and any trees, hedgerows or shrubs which die, are removed, or become seriously damaged or diseased within 5 years of

being planted, shall be replaced in the following planting season with specimens of a similar size and species.

New Condition

5. The external finish of the summerhouse hereby permitted shall be in Forest Green as specified on the approved plan and shall be retained and maintained in such a finish thereafter.

Reason: in the interests of visual amenity.

Delete the Note to Applicant

46/2009/0443/PF

Following consideration of 1 additional letter of representation: St Asaph Town Council

Demolition of existing scout hut, erection of 2 no. detached bungalows, alterations to existing vehicular access and associated works.

Scout Hut, Penrhewl, St Asaph

GRANT

Additional Note to Applicant

You are advised to contact the Council's Public Protection Section and Building Control Section to clarify the requirements of separate legislation at demolition stage which deal with any asbestos present in the existing building.

(i) Refusals

43/2007/0662/PF

Speaker for: Eirlys Palfrey

Following consideration of 1 additional letter of representation from: Prestatyn Town Council

Demolition of existing clubhouse, erection of replacement clubhouse and, erection of 4 no. detached dwellings and alterations to existing vehicular access.

St Melyd Golf Club The Paddock Prestatyn

REFUSE

45/2007/1043/PF

Speaker for: Mike Pender

Councillor D A J Thomas declared an interest in the following application and left the Chamber during consideration thereof.

Following consideration of 3 additional letters of representation from: Rhyl Town Council, District Valuer Service and the Applicant.

Development of 1.35 ha of land by the erection of 41 no. affordable dwellings including block of 6 apartment for independent living, 1 no. commercial unit and construction of a new vehicular/pedestrian access.

Land off Cefndy Trading Estate, Ffordd Derwen and Cefndy Road, Rhyl

REFUSE

(iii) Withdrawn

24/2008/0149/PR

Details of layout, scale external appearance, means of access and landscaping of 11 no. dwellings submitted in accordance with condition no. 1 of outline planning permission code no. 24/2004/0873/PO

Land adjoining Hafod Ynys, Rhewl, Ruthin

WITHDRAWN

93 **ENFORCEMENT ITEMS**

Submitted reports by the Head of Planning & Public Protection

ENF/2009/00039

Installation of foul water treatment tank and soakaway

Bryn Derwen, Abbey Road, Llangollen

AUTHORISED

a) That in the event of the treatment tank being brought into use to serve the development prior to the grant of any planning permission, an enforcement notice be served to secure the removal of the treatment tank and the reinstatement of the land in accordance with the approved planning documents within 2 months of the date of service of the notice.

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/2009/00041

Unauthorised excavation works from the rear garden of a domestic property

Terfyn Hall West, Gronant Road, Prestatyn

AUTHORISED

Serve an Enforcement Notice to secure the reinstatement of the excavated land, levels and landscaping.

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.

ENF/2009/00042

Infringement 1) Erection of fence of fence over 2 meters in height

Infringement 2) Erection of a fence over 1 metre in height adjacent to a highway

Stafford Park, Marsh Road, Rhyl

Report withdrawn as the fences have been reduced to a height which does not need planning permission.

The meeting closed at 11:30am
