

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 29th July 2009 at 9:30am.

PRESENT

Councillor 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, G C Evans, R L Feeley, D Hannam, C Hughes, E R Jones, H LI Jones, M M Jones, G M Kensler, L M Morris, P W Owen, D Owens, A G Pennington, B A Smith, D I Smith, S Thomas, 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), Bryn Jones (Translator) and Fiona Gale (Archaeologist)

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors I Gunning, R Hughes, N Hughes, M Eckersley, D A J Thomas, J Thompson-Hill, J Davies, R Bartley

240 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>
01/2004/0787/PO	Development of 0.6ha of land for residential purposes (outline application with all matters reserved) Land adjoining St. Joseph's Church Bryn Stanley Denbigh GRANT Additional Condition: 12. No development shall be permitted to commence until the written approval of the local planning authority has been obtained to a Construction Management Plan, which shall include details of the routing of construction vehicles/heavy goods vehicles, the timing of deliveries to the site, arrangements for the parking of contractors vehicles clear of the highway, and the means of preventing the passage of soil and mud onto the highway from site traffic. The development shall proceed strictly in accordance with the details approved under this condition Reason: To ensure there is no adverse effect on the users of the Bryn Stanley highway at construction stage.

02/2008/0592/PF	<p>Speaker for: Robin Llwyd ab Owain Speaker against: Mrs Downs Demolition of existing garages and erection of 3 no. dwellings Land to rear of Royal Oak 51 Clwyd Street Ruthin GRANT Committee resolved to grant permission, subject to ratification by Welsh Assembly Government, who have issued a notice under Section 14 of the Town and Country Planning Act 1990 to consider calling-in the application.</p>
02/2009/0446/LB	<p>Dymchwel modurdai presennol a codi 3 ty annedd (cais Adeilad Rhestredig) / Demolition of existing garages and erection of 3 no. dwellings (Listed Building application) Land to rear of Royal Oak 51 Clwyd Street Ruthin GRANT Subject to referral to CADW</p>
02/2008/1153/PF	<p>Demolition of part of existing building and erection of 2 no. dwellings Land to rear of 47/49 Clwyd Street Ruthin GRANT Committee resolved to grant permission, subject to ratification by Welsh Assembly Government, who have issued a notice under Section 14 of the Town and Country Planning Act 1990 to consider calling-in the application.</p>
02/2009/0477/LB	<p>Rhan-ddymchwel yr adeilad presennol a chodi 2 dy annedd (cais Adeilad Rhestredig) / Demolition of part of existing building and erection of 2 no. dwellings (Listed Building application) Land to rear of 47/49 Clwyd Street Ruthin GRANT Subject to referral to CADW</p>
02/2009/0619/PF	<p>Amendment to planning permission for golf driving range granted permission under Code no. 02/2008/0882/PF, to include driving range, 9 bay building, floodlighting, boundary fencing and golf development area, comprising 5 hole/9 tee short play practice area Llanfwrog Community Centre Mwrog Street Ruthin GRANT Additional Conditions: 10. Notwithstanding the submitted details, a grass management plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. This plan should include specific details of the grass types and species and management regimes for cutting and maintenance including fertilizing. The development shall be carried out and managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. 11. Notwithstanding the submitted plan details the number of practice holes hereby permitted shall be a maximum of five (5) unless otherwise agreed in writing by the Local Planning Authority. Reason: For the avoidance of doubt. Amended Condition: 8. First line, add after "...Recontouring the land, including the construction of bunkers or water hazards...."</p>

Additional Condition:

The 5 tee/9 hole short play practice area shall not be brought into use until such time as the main golf driving range, 9 bay building, floodlighting and fencing has been completed and is operational. The use of the practice area shall at all times remain as ancillary to the main golf driving range use and shall not be operated as a separate, independent use unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to retain an adequate level of control over the use of the site in the interests of visual amenity.

43/2009/0365/PF

Speaker for: Tony Thackey

Construction of new stand and toilet facilities

**Prestatyn Football Club Bastion Gardens Prestatyn
GRANT**

43/2009/0377/PF

Speaker for: Mark Jones

Erection of TV camera platform and police observation post

**Prestatyn Football Club Bastion Gardens Prestatyn
GRANT**

Additional Conditions:

1. Prior to the commencement of development details of the planting scheme to create a "green wall" on the rear elevation of the TV gantry hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

2. The scheme of planting as approved by the Local Planning Authority under condition number 3 of this permission, shall be implemented within three months of the date of completion of the TV gantry. Any plants which die shall be replaced with a plant of the same species.

Reason: In order to maintain the green screen to a satisfactory standard in the interest of visual and residential amenity.

45/2009/0511/PO

Speaker Against: Darin Nayager

Demolition of existing buildings and development of 0.29 hectares of land by erection of flats (outline application with all matters reserved)

**85-90 inc. West Parade Rhyl
GRANT**

Need to revise/renumber conditions:

4. Capital 'T' to start the condition

5. 3rd Line. Delete word 'amendment'

Delete Condition 7 (it repeats condition 6)

Renumber the rest accordingly

Old condition 9 – last line should read "Welsh Water's" (not Wate's)

Old condition 10 – first line should read ".....accommodation shall be set to....."

Old condition 11 – first line should read "parking areas shall be set to a minimum ofetc"

Old condition 13 – typo on line 4 'surfaces' not 'surfacees' – typo on line 5 'surface water' not 'Surface water'

Old condition 14 – should read.....Notwithstanding the context of the Development Brief, this has been treated for illustrative purposes only, and does not form part of this permission

Old condition 15 – 3rd line, leave space between
.....'over land'

Amended and additional notes to applicant:

Line 2 – typo – should read”general approach” not
“approacj”

2. You should also contact Dwr Cymru/Welsh Water to
establish how surface water drainage to be handled from the
site

(ii) **Refusals**

43/2008/1250/PC

Retention of 1.1m diameter satellite dish to front of dwelling
(retrospective application)

166 Victoria Road Prestatyn

REFUSE

Enforcement Action was also authorised to effect to removal
of the satellite dish. The officers were given leave to enter
into discussion with the applicants to assist them in
relocating the dish.

241 ENFORCEMENT MATTERS

ENF/2009/00044

Unauthorised Change of Use – from agriculture to a mixed
use of agriculture and motorcycle/motor cross use

Land at Marian Ffrith, Marian Cwm, Dyserth

RESOLVED

That authorisation be granted for the following:

Serve an Enforcement Notice to stop the unauthorised use of
land by motorcycles and motor cars in excess of permitted
development rights i.e. in excess of 14 days each calendar
year.

Instigate prosecution proceedings or 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.

Period for Compliance: 1 month

The officers will monitor the use

ENF/2008/00005

Unauthorised change of use of car parking area to mixed use
of car park and car sales area

The former Motor World site Marsh Road Rhyl

RESOLVED

Serve an Enforcement Notice to secure the cessation of the
unauthorised change of use at the site.

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.

Period for Compliance: 1 month

(Councillor J Bellis declared an interest in this item and
vacated the Chamber)

The meeting closed at 11:35am.
