

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 30<sup>th</sup> September 2009 at 09.30am.

### PRESENT

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

### ALSO PRESENT

Head of Planning and Public Protection, County Clerk, Development Control Manager, Team Leader (Support) (G Butler) Customer Services Officer (Judith Williams) Medwyn Williams (Highways Officer) and Catrin Gilkes (Translator).

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors J Thompson-Hill, J A Davies, J M Davies, P C Duffy, I A Gunning and N J Hughes.

#### 344 URGENT MATTERS

None

#### 345 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**

<u>Application No.</u>	<u>Description and Situation</u>
45/2009/0750/PF	Following consideration of 1 additional letter of representation from Chris Ruane, MP and additional information regarding affordable housing Substitution of house types on Plots 1-8, 12-40, 57-61, 103-111 & 114 (Amendments to previously approved scheme for Phase 1 ref 45/2007/1233/PR) <b>Land at Rhyl south-east Aberkinsey Park Estate- Phase 1, Dyserth Road, Rhyl</b> <b>GRANT</b>
46/2009/0022/PF	Following consideration of additional plan circulated and one additional letter of representation from Denbighshire County Council Conservation Officer Erection of new dwelling (resubmission)

**Land between Hulmehurst and Pant yr Afon Lower Street, St Asaph  
GRANT**

47/2009/0872/PF

**SPEAKER FOR DERRICK JONES**

Following consideration of additional information regarding SPG1  
Erection of two-storey and single-storey pitched-roof extensions to  
existing dwelling

**Pen Y Waen, Waen, St Asaph**

**GRANT**

15/2009/0147/PF

**SPEAKER FOR JOHN KEENAN**

Following consideration of 6 additional letters of representation from:-  
Councillor C Evans; FWAG Tree Consultant; Glenys Roberts, Tyn  
Llidiant, Llanarmon yn Ial; M Cadwaladr, Cam Uchaf, Llanarmon yn  
Ial; :Jill & Meurig Lloyd, Pant Y Ffrodd Isa, Llandegla Road,  
Llanarmon yn Ial; Mr & Mrs Challoner, Vine Cottage Llanarmon yn  
Ial.

Construction of new vehicular access

**Cam Yr Alyn, Llandegla Road, Llanarmon Yn Ial, Mold**

**GRANT**

**Revised Condition No. 3**

3. The section of hedgerow to be replanted shall be of an indigenous species kept to a maximum height of 1.05m planted in the first planting season following the completion of the access. Any hedgerow removed without consent or which dies or is severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with a hedgerow of the same size and similar indigenous type

Reason: In the interest of visual amenity

**CONSENT AGAINST RECOMMENDATION**

18/2009/0565/PF

**SPEAKER FOR PETER MATISHOK**

Following consideration of site visit

Alterations and erection of extensions to front and side including  
raising of roof height, installation of dormer windows, roof lights and  
erection of balcony

**The Rofft, Llandyrnog, Denbigh**

**GRANT**

The conditions are:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials and finishes of the external surfaces of the walls and roofs of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. The mature hedging to the front (north) part of the boundary shall be retained at a height of not less than 2.5m. Should any part of this hedgerow be removed without consent, die, become damaged or seriously diseased it shall be replaced with specimens of the same size and species in agreement with the Local Planning Authority.

The reasons for the conditions are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interests of visual amenity.

The decision, being **CONTRARY** to the Officers' Recommendation was taken for the following reason:

The committee was of the opinion that the proposed extensions were subordinate to the original dwelling.

**APPLICATION DEFERRED**

44/2008/0566/PF (Councillor S Thomas vacated the Chair and The Vice Chair presided over the meeting during discussions on the following application.)  
One additional letter of representation received from S Rafferty 15 Clwyd Avenue, Rhuddlan.  
Erection of 10 no. dwellings and construction of new vehicular/pedestrian access.  
**Land accessed off Rhyl Road, adjoining Rhuddlan Cemetery, New Road, Rhuddlan, Rhyl**  
**DEFER**  
It was agreed to defer this decision to allow this application to be heard by committee at the same meeting as an application for residential development on an adjoining site

**APPLICATION WITHDRAWN**

03/2009/0416/PC Change of use of holiday accommodation unit to residential dwelling (retrospective application)  
**Pen Y Bryn Barn, Holyhead Road, Llangollen**  
**(WITHDRAWN by the applicant)**

**ENFORCEMENT REPORT**

ENF/2009/35 Pen Y Bryn Barn, Holyhead Road, Llangollen  
Unauthorised Residential Use of Holiday Let.

***RESOLVED** that authorisation be granted for the serving of an Enforcement Notice with a 12 month compliance period ordering the cessation of use of the barn as a dwelling house and returning it to its permitted holiday let use.*

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

The meeting closed at 11am

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