

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 28th October 2009 at 09.30am.

PRESENT

Councillors J R Bartley, J B Bellis, B Blakeley, J Chamberlain Jones, W L Cowie, J A Davies, J M Davies, M Ll Davies, P A Dobb, M J Eckersley, G C Evans, I A Gunning, D Hannam, C Hughes, T R Hughes, E R Jones, H Ll Jones, G M Kensler, P W Owen, D Owens, A G Pennington, 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 (Major Applications), Team Leader (Support) (G Butler) Customer Services Officer (Judith Williams) M Ll Rees (Translator), Bill Cook (Highways).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors N Hughes, Barbara Smith, L M Morris, I W Armstrong, P C Duffy.

447 URGENT MATTERS None

448 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report by the Head of Planning and Public Protection Services (previously circulated) was submitted enumerating plans submitted required 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 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
23/2009/1203/PF	Following consideration of 1 additional letter of representation from Llanrhaeadr YC Community Council Demolition of existing toilet and attached outbuilding and erection of two-storey pitched roof extension to side of dwelling Pen y Gerddi Peniel Denbigh GRANT ADDITIONAL CONDITIONS PRE-COMMENCEMENT CONDITION 2 No development shall be permitted to commence until the written approval of the local planning authority has been obtained to the materials to be used on the external faces of the walls of the existing dwelling and the extensions, and to the precise position of the west and east elevation walls of the extension relative to the wall of the existing dwelling Reason: In the interest of visual amenity Note to Applicant With regard to condition 2, you are advised to contact the Planning Section Case Officer prior to the commencement of site works, to

discuss the precise position of the front face of the west and east elevation walls of the extension. It is considered essential to set these walls back from the line of the walls of the existing dwelling to recognise the importance of the original building

25/2009/1098/PF Following consideration of 1 additional letter of representation from Nantglyn Community Council
Change of use of land to form extension to residential curtilage of dwelling and erection of oak-framed gazebo within existing curtilage
Ysgubor Hendre Nantglyn Denbigh
GRANT
Note to Applicant
The approved plans define the physical extent of the residential curtilage and no part of the paddock area to the south / south east should be used for that purpose at any time

42/2009/0641/PF **SPEAKER AGAINST MR B EASTWELL**
Following consideration of notes of the site visit held on 26th October 2009
Erection of 4-bedroom detached dwelling (amendment to previously approved scheme under Code No. 42/2009/0031/PF by addition of two storey pitched-roof extension to side)
Land at rear of 25-35inc St Asaph Road Dyserth Rhyl
GRANT

45/2009/0409/PF Councillor Selwyn Thomas vacated the chair during consideration of this application and Councillor R Bartley took the chair
Following consideration of revised layout plan circulated and additional letters of representation from Rhyl Town Council, E Roose, 53 Brighton Road, Head of Highways & Infrastructure
Demolition of existing two-storey dwelling and garage (63 Brighton Road) amendments to existing planning permission (Code No. 45/2008/0848/PF) for alterations and extensions and change of use to nursing home (28 bedrooms) and additional rear extensions to create a 32 bedroomed nursing home
Land at 63 Brighton Road and Care Home at 71 Brighton Road Rhyl
GRANT

47/2009/1007/PF Councillor Selwyn Thomas vacated the chair during consideration of this application and Councillor R Bartley took the chair
Following consideration of correction to the report – the site is in Bodelwyddan Community Area, not Tremeirchion Cwm and Waen Community
Erection of single-storey extension and alterations to dwelling
Ysgol Isal Waen St Asaph
GRANT

(ii) Refusals

Application No. Description and Situation

01/2009/1102/PO **SPEAKER FOR R GRATTON**
Councillor Cefyn Williams declared an interest in the following application and did not vote on the proposal
Development of 0.33 hectares of land by erection of 12 No. residential units and formation of vehicular access (outline application)
Land adjoining Derfel The Green Denbigh
REFUSE

46/2009/1025/AC

Councillor Selwyn Thomas vacated the chair during consideration of this application and Councillor R Bartley took the chair

Following consideration of notes of site visit which took place on 26th October 2009 additional letters of representation from St Asaph Town Council, Head of Highways & Infrastructure, Conservation Architect, G Grube and D Hodgkinson, Vermont, Glascoed Road, St Asaph

Details of the warning measures for users of the highway in relation to the access into and from the site submitted in accordance with condition number 4 of planning permission 43/2006/1097/PF

Elwy Bank High Street St Asaph

REFUSE

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

The proposed access warning measures are insufficient to adequately warn all highway users of the presence of the vehicular access. This is contrary to Policy TRA 6 of the Denbighshire Unitary Development Plan

449 ENFORCEMENT REPORT

ENF/2008/00054

Councillor Selwyn Thomas vacated the chair during consideration of this application and Councillor R Bartley took the chair

Land at Lodge Farm, Mold Road, Bodfari, Denbigh
Unauthorised Permanent Residential Use of Static Caravan on Agricultural Land

RESOLVED that authorisation be granted for the serving of an Enforcement Notice to stop the unauthorised residential use of the static caravan (6 months compliance).

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 concluded at 10.55am.
