

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on 20<sup>th</sup> January 2010 at 9:30am.

### PRESENT

Councillors I W Armstrong, J R Bartley, J B Bellis, B Blakeley, J Chamberlain-Jones, W L Cowie, J M Davies, M LI Davies, P A Dobb, P C Duffy, M J Eckersley, G C Evans, D Hannam, C Hughes, N J Hughes, T R Hughes, H LI Jones, G M Kensler, L M Morris, 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), Development Monitoring Officer (J Ralphs) and Catrin Gilkes (Translator)

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors I A Gunning, B A Smith, J A Davies, E R Jones

### 633 URGENT MATTERS

None.

### 634 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

Application No.

Description and Situation

05/2009/1246/PF

**Speaker against: Christine Stein**

**Speaker for: Lesley Hughes**

Following consideration of 8 additional letters of representation from:

**Late representations (in favour)**

- ii. Michael S Ashfield, St John's House, Chester Road, Wrexham
- iii. S Watkins, C/O Corwen Community Council, 5 Cefn Rhug, Corwen, LL21 0EH
- iii. Miss S Rippingale, 19 Llygadog, Clawdd Poncen, Corwen
- iv. Mr J Billington, Chairman – Corwen Football Club, Glas y Dorlan, Cynwyd, Corwen
- v. Ms S Coe, 1 Green Lane Flats, Corwen
- vi. A further 147 name petition, in favour of the scheme, has been submitted with individual signatures and addresses
- vii. Ann Weir, Denbighshire Senior Community Development Officer, Station House, Bodfor Street, Rhyl

viii. Melody Adamson, DCC Personal Support Youth Worker, Unit A, The Village, West Parade, Rhyl  
Conversion of a store within the outbuilding to a café/community room and erection of polytunnel to proposed community garden area.  
**Eagles Hotel, The Square, Corwen**  
**GRANT**  
**Subject to the deletion of the words "...within with..." from condition 4**

44/2009/1012/PF

Councillor Selwyn Thomas declared an interest in the following application. Councillor R Bartley took the Chair.  
Following consideration of site visit held on 15<sup>th</sup> January 2010 at 9:40am

Erection of 1 no. dwelling

**Land at (part garden of) Riversdale Castle Street Rhuddlan Rhyl**  
**GRANT**

2. Notwithstanding the submitted plans, the roofs shall be clad in natural mineral slate, and the external walls of the dwelling shall be faced in natural lime stone with mortar pointing, in accordance with such samples as may be approved in writing by the Local Planning Authority prior to the commencement of work thereon.

7. Notwithstanding the submitted details, no works shall be permitted to take place on the demolition of any sections of the boundary wall onto Castle Street until the written approval of the Local Planning Authority has been obtained to full details of:

- a) The vehicular and pedestrian access arrangements serving the proposed dwelling and Riversdale
- b) The precise treatment of the boundary wall, including the full extent of removal, reconstruction, sectional details/land levels, means of construction, and mortar mix
- c) Arrangements for the secure storage of all stone removed from the boundary wall, for use on the reconstructed sections of that wall

44/2009/1444/PF

**Speaker for: Gareth O. Rowlands (Town Council)**

Councillor Selwyn Thomas declared an interest in the following application. Councillor R Bartley took the Chair.

Following consideration of 5 additional letters of representation from CCW; Environment Agency; Mrs B Taylor – 22 Kerfoot Avenue, Rhuddlan; A Dawson, Derwen, St Asaph Road, Rhuddlan; G Bourne, 14 Lon Eirlys, Prestatyn

Use of land as nature reserve with habitat improvement/creation and species protection, landscaping and tree planting. Provision of an "access-for-all" route through the site, parking spaces, viewing platforms, seating and picnic areas.

**Land at junction of Station Road and St Asaph Road, Rhuddlan Rhyl**  
**GRANT**

45/2009/0184/PF

(Following consideration of correction to officers report and report of site visit on 15/01/2010)

Demolition of fire damaged westerly villa, retention of stone built annexe, restoration of easterly villa, and part redevelopment; creating a total of 20 apartments; use of lower ground floor as restaurant/functions facility, provision of off road parking, open space, refuse and cycle storage

**Grange Hotel 41-12 East Parade Rhyl**  
**GRANT**

The RECOMMENDATION is subject to the completion of a Section 106 agreement to secure:-

- a) A commuted sum payment in lieu of on site provision of affordable housing
- b) A management plan setting out the conservation standard and methodology/ process for agreeing the extent and nature of work on the retained sections of the listed buildings.

In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the committee for determination against the relevant policies and guidance at that time.

- Revise Condition 1 – 1<sup>st</sup> line – delete “five” inset “three years”
- Insert new condition (as No. 3):

3. No demolition or development shall commence until the following details have been submitted to and agreed in writing by the Local Planning Authority:

- a) Details and samples of roof slates and ridges
- b) Plans and scaled drawings for details of verges; eaves; window and door joinery and colour, rooflight windows and balconies
- c) Timber cladding and point colour and finish
- d) Rainwater goods
- e) Render mix, texture, colour and finish
- f) Finished floor levels
- g) A schedule of all items to be salvaged from the buildings(s) to be demolished and how they may be reused in the scheme, or arrangements for their disposal on the architectural salvage market
- h) The proposed final treatment of any “internal” areas of buildings exposed by demolition which will form external walls in the new scheme

Reason: In the interests of visual amenity and to ensure the detailing respects the historic features and character of the listed buildings

#### **ADDITIONAL CONDITIONS**

14. Notwithstanding the submitted car parking layout details, a revised car parking layout shall be submitted to and approved by the Local Planning Authority before development commences with the approved scheme shall be implemented before the flats hereby approved are bought into use and the approved arrangements thereafter retained for those purposes

15. Before **any** work starts on site, full details of the closing of the existing vehicular accesses shall be submitted to and approved in writing by the Local Planning Authority before the development is bought into use

16. In relation to the carrying out of the demolition and building works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the demolition, site compound locations, traffic management scheme, hours and days of operation, the management and operation of construction vehicles and the construction vehicles routes, the works shall be carried out strictly in accordance with the approved details. Reasons for 14 – To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety

Reasons for 15 – To ensure the formation of a safe and satisfactory access in the interests of highway safety

Reason for 16 – In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety

Add new condition 17

“None of the apartments shall be occupied until the written approval of the Local Planning Authority has been obtained to arrangements for the provision of external washing lines for use by occupiers.”

Reason: To ensure adequate provision of facilities for residents

Add Notes to applicant

- (i) Highway Supplementary Notes Nos 1, 3, 4, 5 & 10
- (ii) New Roads and Street Works Act 1991 – Part N Form
- (iii) Highways Act 1980 Section 184 Consent to alter a vehicular crossing over a footway

45/2009/0185/LB

Following consideration of notes of site visit held on 15/01/2010 and a letter from Georgian Group

Demolition of fire damaged westerly villa, retention of stone built annexe, restoration of easterly villa, and part redevelopment; creating a total of 20 apartments; use of lower ground floor as restaurant/functions facility, provision of off road parking, open space, refuse and cycle storage (Listed Building application)

**Grange Hotel 41-42 East Parade Rhyl**

**GRANT**

Revise Condition 1 – 1<sup>st</sup> line – delete “five” inset “three” years

**Subject to referral to CADW and their raising no objection.**

45/2009/1519/PF

**Speaker Against: Roy Gardener**

**Speaker for: Anthony Hoath**

Councillor Selwyn Thomas vacated the Chair for this item – Councillor Ray Bartley chaired the meeting at this point

Following consideration of site visit held on 15<sup>th</sup> January 2010 at 9:00am

Erection of extension to rear with rear balcony, alterations to roof, installation of roof lights and solar heating panels (revised scheme)

**34 Hardy Avenue Rhyl**

**GRANT**

46/2009/1142/PO

**Speaker For D. Macbryde**

Development of 0.08ha of land by the erection of 1 no dwelling with detached garage and alterations to existing vehicular access (outline application including access)

**Land at (Part garden of) Northcote, Mount Road, St Asaph**

**GRANT**

## 635 ENFORCEMENT ITEM

Application No.

Description and Situation

ENF/2009/00069

**Land at Bridgemere, Pant Ifan Goch Holywell Road Rhualt**

Unauthorised development – erection of steel supporting structure for storage shed

**RESOLVED:** To authorise that action be taken and enforcement which be served to secure the removal of the unauthorised steel frame structure. Compliance period – 3 months

(i) Serve an enforcement notice to secure the removal of the unauthorised steel frame structure. (Compliance 3 months).

(ii) 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.

**636 ENFORCEMENT COMMITTEE AUTHORISATIONS**

Submitted report by Head of Planning & Public Protection giving an update of enforcement cases previously reported to committee, for information.

***RESOLVED:*** *To receive the report for information*

The meeting finished at 11:40am

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