

## PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 17<sup>th</sup> March 2010 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 LI Davies, (observer) P A Dobb, M J Eckersley, G C Evans, I A Gunning, D Hannam, C Hughes, H LI Jones, G M Kensler, L M Morris, P W Owen, 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 (Support) (G Butler) Customer Services Officer (Judith Williams) and Catrin Gilkes (Translator)

### APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors I Armstrong, P Duffy, N Hughes, E R Jones, B Smith, D Owen, T R Hughes.

### 819 URGENT MATTERS

None.

### 820 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 County 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

23/2009/1405/PC

**SPEAKER AGAINST: M BALDRY**

**SPEAKER FOR: S WILLIAMS**

Following consideration of 2 additional letters of representation from: applicant (on the Design and Access Statement) Mr and Mrs R Fardoe, Tandderwen Cottage, Prion

Retrospective application to retain:

A) Change of use of agricultural land as an extension to an existing, adjoining training centre for plant operatives

B) 4 no portacabins (within existing, established former quarry site)

C) Variation in condition 10 of planning permission code 23/2002/0506/PF to increased the number of training vehicles to be permitted on site at any one time from 3 to 5

**Graig-Lwyd Quarry Prion Denbigh**

**GRANT subject to the following additional conditions in relation to**

**Recommendation A:**

9. No machinery shall be operated, no processes shall be carried out and no deliveries taken at or despatched from the site between the following times:

Monday to Friday 1830 hrs to 1700 hrs

Saturday 1600 hrs to 0700 hrs

Nor at any time on Sundays, Bank or Public Holidays

Reason: In the interests of amenity or nearby residential properties

25/2009/1594/PF

**SPEAKER FOR R COOPER**

Following consideration of 2 additional letters of representation from: Mr S, Mrs E and Miss A Davies Egryn Nantglyn and Jo Brett Segrwyd Mill Cottage Nantglyn

Erection of agricultural building for storage use (partly retrospective)

**Glanlliwen Nantglyn Denbigh**

**GRANT**

(ii) Refusal (Against Recommendation)

23/2009/1368/PS

Councillor S Thomas declared an interest in the following application and left the Chamber during consideration thereof

Councillor R Bartley took the chair for this item

Variation of condition no. 3 of planning permission code no. 23/2004/0749/PF to allow 12 month occupation of static caravans for holiday purposes

**Llwyn Afon Caravan Park Llanrhaeadr Y.C., Denbigh**

**REFUSE**

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

In the opinion of the Local Planning Authority, the proposed variation of the condition would effectively permit year round residential use of the caravans in an open countryside location, imposing unacceptable pressures on local services and resources, contrary to basic principles of sustainable development planning, as outlined Policy STRAT 1 of the Denbighshire Unitary Development Plan and Planning Policy Wales

**821 NON DETERMINATION APPEAL**

**DEVELOPMENT OF 1.35HA OF LAND BY THE ERECTION OF 40 DWELLINGS (INCLUDING 15 AFFORDABLE HOUSES WITH BLOCK OF 6 APARTMENTS FOR INDEPENDENT LIVING), CHILDREN'S PLAY AREA AND 1 NO. BUSINESS UNIT AND CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS, CEFNDY TRADING ESTATE, FFORDD DERWEN AND CEFNDY ROAD, RHYL**

**Application Code No. 45/2009/1595/PF**

Submitted Report by Head of Planning and Public Protection advising members of the submission of the above appeal and requesting the Committee's confirmation in terms of its stance on the determination of the application.

**RESOLVED** that if the Committee had been in a position to determine the planning application, it would have been **REFUSED** for the following reasons:-

1. *It is considered that the proposed level of housing indicated on this allocated employment site is unacceptable and is contrary to Policy EMP 10 of the Denbighshire Unitary Development Plan along with the guidance contained within Planning Policy Wales which seek to prevent the loss of employment sites to other uses. The Council considers that this long established employment site will contribute towards the future employment needs of Rhyl and that to allow the level of loss proposed to housing would prejudice the ability of the area to meet a range of employment needs having regard to the availability of other sites for housing.*

2. *The proposed residential development fails to make provision for the required Community Recreational Open Space on site. Having regard to the location of the site close to existing industrial uses and the proximity of available open space elsewhere it is considered that the scheme fails to meet the intentions of Policy REC 2 and SPG 4 of the Denbighshire Unitary Development Plan along with guidance contained within TAN 16 and Planning Policy Wales, March 2002 which seek to ensure adequate open space facilities are available to serve the needs of the development proposed.*

**822 ITEM FOR INFORMATION**

**Clocaenog Forest Windfarm  
Draft Statement of Community Consultation**

Submitted

Report by Head of Planning and Public Protection for Members' information advising of the content of the statement of community consultation and the comments submitted to RWE "npower renewables."

The statement has been lodged with Denbighshire County Council in accordance with legislation relating to large scale energy schemes which are to be determined by the IPC (Infrastructure Planning Commission)

***RESOLVED*** that the report be received for information.

The meeting closed at 10:45am.

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