

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 14th April 2010 at 09:30am.

PRESENT

Councillors J R Bartley, J B Bellis, B Blakeley, W L Cowie, J A Davies, J M Davies, M LI Davies,(observer) M J Eckersley, G C Evans, I A Gunning, D Hannam, C Hughes, T R Hughes, E R Jones, H LI Jones, G M Kensler, L M Morris, P W Owen, D Owens, A G Pennington, B A Smith, D I Smith, 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 Parker (Senior Engineer, Highways) and Catrin Gilkes (Translator).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors P Dobb, N Hughes, I Armstrong, J Chamberlain-Jones, P Duffy, D A J Thomas.

867 URGENT MATTERS

None

868 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 County 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>
40/2009/1450/PF	Councillor J Bellis declared an interest in the following application and left the Chamber during consideration thereof. Councillor R Bartley took the chair for this item. Extension of residential curtilage and erection of detached garage and timber store. The Anchorage Nant y Faenol Road Bodelwyddan Rhyl GRANT
43/2009/1600/PF	Councillor I Gunning declared an interest in the following application and left the Chamber during consideration thereof. Councillor R Bartley took the chair for this item. Following consideration of two additional letter of representation from: Mr and Mrs D Rickards, 3 The Paddock Prestatyn, Mr and Mrs Lee, 1 Paddock Prestatyn Demolition of existing clubhouse and bungalow, erection of replacement clubhouse & 2 No. detached dwellings and alterations to existing vehicular access

**St Melyd Golf Club The Paddock Prestatyn
GRANT**

Additional Conditions

11. The warden's dwelling shall be demolished prior to the commencement of any development, and the replacement golf club house shall not be brought into use until the existing golf club house has been demolished or as otherwise agreed in writing by the local planning authority. *Reason:* To ensure the development is carried out in a co-ordinated manner and that none of the existing buildings remain, in the interests of visual amenity and the proper planning of the area.

12. No development shall be permitted to commence on the car park until the written approval of the Local Planning Authority has been obtained to the means of construction and surfacing of the car park, and the means of drainage thereof. The development shall be carried out strictly in compliance with the approved details. *Reason:* To ensure a suitable surfacing and to ensure a proper drainage system.

Note to applicant

You are advised to contact the Case Officer prior to submission of matters covered by condition, to discuss approaches to the use of materials, the landscaping and the car park detailing.

45/2010/0081/PF

SPEAKER FOR T THOMAS

Following consideration of correction to typographical error – the proposed increase is from 10 to 16 children not 160.

Change of use of part of second-floor flat to form extension to ground-floor day nursery to allow increase in the nursery placements to 46 and an increase in the number of children in the external play area to 16

**37 Marine Drive Rhyl
GRANT**

REFUSALS

01/2010/0046/PF

Councillor G C Evans (related to owner) declared an interest in the following application and left the Chamber during consideration thereof

Change of use from fish and chip shop to hand car wash facility (retrospective application)

**Former Abbey Garage Rhyl Road Denbigh
REFUSE**

ENF/2010/00010

Councillor G C Evans declared an interest in the following item and left the Chamber during consideration thereof

**Enforcement Report
Former Abbey Garage Rhyl Road Denbigh**

That authorisation be granted for the following:

(i) Serve an enforcement notice to secure the cessation of the unauthorised use of the land for a hand car wash operation with a 7 day compliance period

(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

03/2010/0082/PF

Councillor R Bartley took the chair for this item
Following consideration of two additional letters of representation from County Archaeologist, CADW
Use of void space in completed basement of Plas Derwen for 1 no. apartment

Plas Derwen Abbey Road Llangollen

REFUSE

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

Reason for refusal:

1. In the opinion of the Local Planning Authority, the introduction of an additional apartment taking up 4 previously approved parking spaces in the basement area of the Plas Derwen development would represent an unacceptable change to the scheme, as the intensification of development resulting in 21 apartments with a total of 32 parking spaces, would reduce the availability of off street parking to serve the development to an unacceptable level, with the consequent potential for residential visitors vehicles being parking along the busy A542 frontage, leading to congestion and dangers to all users of the highway. The development is considered to be contrary to Policies GEN 6 (vii) and TRA 9 of the Denbighshire Unitary Development Plan, and guidance in the Council's Supplementary Planning Guidance Note 21 – Parking Requirements in New Developments

45/2009/1630/PF

Change of use of redundant post office to hot-food takeaway with new entrance door and window

Former Post Office 105 Grange Road Rhyl

REFUSE

Reason for Refusal No.4 should be revised to read as follows:

4. Based on the information submitted, the proposal fails to take an inclusive access approach, contrary to the aims of national guidance, in particular TAN 18 Transport, MIPPS 01/2008 Planning for Good Design, and Denbighshire Unitary Plan police GEN 6 criterion vii), which outlines the need to provide proposals with a safe and convenient access provision for persons with a range of disabilities

DEFER THE FOLLOWING FOR THE REASONS GIVEN

43/2008/0039/PF

Renewal of Application Ref. No. 43/1999/0634/PF comprising construction of all-weather pitch together with associated floodlights, fencing, car parking and drainage scheme

Prestatyn High School, 2 Princes Avenue Prestatyn

DEFER – To allow further Investigation of the Drainage Detailing

ENFORCEMENT ITEM

ENF/2010/00011

1 St Asaph Road, Dyserth

Unauthorised development – fencing and boundary wall of oil tank Enclosure in excess of one metre in height adjacent to a highway

RESOLVED to:-

(a) *serve an Enforcement Notice to secure the removal of the unauthorised fencing and block built boundary wall (Compliance Period of 3 months) and*

(b) *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.*

Meeting closed at 10:55 am
