

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 12th May 2010 at 09:30am.

PRESENT

Councillors I W Armstrong, J R Bartley, J B Bellis, B Blakeley, J Chamberlain Jones, W L Cowie (observer), J A Davies, J M Davies, M LI Davies,(observer) P A Dobb, P C Duffy, G C Evans, R L Feeley, I A Gunning, T R Hughes, E R Jones, H LI Jones, G M Kensler, L M Morris, P W Owen, D Owens, 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) and Catrin Gilkes (Translator) together with Highways Officer (Medwyn Williams).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors M Eckersley, I Pennington, C Hughes, B Smith, N J Hughes.

17 URGENT MATTERS

The Local Plan Manager advised members that they will soon be received LDP document which will be delivered to their pigeon-holes in County Hall.

CHANGE OF MEMBERSHIP

Councillor R L Feeley will replace Councillor B Cowie as independent group representative with immediate effect.

ELECTION OF CHAIR

Councillor G C Evans requested a secret ballot if an election was required.

As the requisite number of members indicated their support, it was *resolved* that a secret ballot be employed in the event of an election being necessary for the post of Chair.

Nominations were requested for the post of Chair of Planning Committee

Selwyn Thomas was nominated by P Duffy and seconded by E R Jones

There being no further nominations, Councillor S Thomas was elected Chair of Planning Committee for the ensuing year.

ELECTION OF VICE CHAIR

Nominations were requested for the post of Vice Chair.

Councillor Ray Bartley was nominated by G C Evans and seconded by D I Smith.

There being no further nominations Councillor Ray Bartley was elected Vice Chair of Planning Committee for the ensuing year.

18 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>
16/2009/1546/PF	<p>Following consideration of a site visit held at 08:30am on Friday 7th May and an additional letter of representation from Llanbedr Community Council and clarification of the planning history</p> <p>Demolition of attached double garage to existing dwelling, erection of a detached four bedroom dwelling with detached garage, erection of a new detached double garage including construction of a new vehicular access to serve the existing dwelling and associated works</p> <p>Ffordd Fain Lon y Mynydd Llanbedr Dyffryn Clwyd Ruthin GRANT</p>
21/2010/0251/PF	<p>Following consideration of additional letters of representation from Llanbedr Community Council</p> <p>Relocation of car park access to provide improved visitor parking facilities</p> <p>Top Car Park Moel Fammau Country Park Forestry Road Llanferres Mold GRANT</p> <p>Subject to revised working of conditions</p> <p>3. PRE-COMMENCEMENT CONDITION</p> <p>No development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority, full details of the scheme of landscaping for the site, and such scheme shall include details of:</p> <p>(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained and measures for their protection in the course of development</p> <p>(b) proposed new trees, hedgerows, shrubs, vegetation, including grass/turf composition and confirmation of species, numbers and location and the proposed timing of the planting</p> <p>(c) proposed materials to be used on the access parking area, path and any other hard surfaced areas</p> <p>(d) proposed earthworks, grading and mounding of land and changes in level final contours and the relationship of proposed mounding to existing vegetation and surrounding landform</p> <p>(e) proposed positions, design, materials and type of boundary treatment</p> <p>4. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding season following the completion of the scheme and any trees or plants, or grass/turf which within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species</p>
45/2010/0332/PF	<p>Erection of single storey and two storey pitched roof extensions to rear</p> <p>Bryntirion Farm Rhualt St Asaph GRANT</p>

(ii) Refusals

Application No. Description and Situation

27/2009/1231/PF

SPEAKER FOR: D MIDDLETON

Councillors S Thomas and Rhys Hughes declared an interest in the following application and left the Chamber during consideration thereof. Ray Bartley took the chair for this item.

Following consideration of 1 additional letter of representation from the applicant relating to the impact the proposal would have on the World Heritage Site buffer zone

Change of use of land by the siting of 9 no. timber clad holiday caravans and associated works

Penvale Lakes Llantysilio Llangollen

REFUSE

19 ENFORCEMENT MATTERS

ENF/2009/00039

Basement area not constructed in accordance with Reserved Matters approval code no. 3/2005/0693/PR

Plas Derwen Abbey Road Llangollen

RESOLVED that the Planning Committee authorise the service of an Enforcement Notice with a 3 month compliance period, requiring the re-instatement of the basement area in accordance with that approved as part of the Reserved Matter approval Code No. 03/2005/0693/PR

To instigate prosecution proceedings where any person on whom an Enforcement Notice has been served, fails or refuses to comply with the requirements thereof

20 PLANNING APPEAL

**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, LLANRHAADR Y.C. DENBIGH
APPLICATION NO. 23/2009/1368/PS**

Councillor S Thomas declared an interest in this item and vacated the chamber during discussion thereof.

Councillor R Bartley chaired the meeting in his absence.

Submitted: report by Head of Planning and Public Protection advising members of the above appeal which is to be dealt with by means of a hearing.

The report requested that the Committee nominate two representatives to attend the hearing.

RESOLVED that as proposer and seconder of the committee decision to refuse permission, Councillors J Bellis and I Gunning be nominated to represent the Planning Committee at the above Appeal Hearing.

21 ITEMS FOR INFORMATION

PROTOCOL FOR LIASON WITH TOWN AND COMMUNITY COUNCILS

Submitted report by Head of Planning and Public Protection advising Members of a protocol for liaison with Town and Community Councils.

RESOLVED that the report be received for information.

22 HOUSEHOLDER APPEALS SERVICE

Submitted report by Head of Planning and Public Protection advising Members of Denbighshire Planning's involvement in the Planning Inspectorate's pilot scheme for dealing with Householder appeals and indicated the key features of the new scheme.

RESOLVED that the report be received for information.

The meeting concluded at 10:40am.
