

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 16th June 2010 at 09:30am.

PRESENT

Councillors I W Armstrong, J R Bartley, J B Bellis, B Blakely, J Chamberlain Jones, W L Cowie, J M Davies, M LI Davies, P A Dobb, G C Evans, R L Feeley, I A Gunning, D Hannam, C Hughes, N J Hughes, T R Hughes, E R Jones, H LI Jones, G M Kensler, P W Owen, D Owens, A G Pennington, B A Smith, D I Smith, D A J Thomas, S Thomas, C H Williams.

ALSO PRESENT

Head of Planning and Public Protection Services, Principal Solicitor (Susan Cordiner), Development Control Manager, Team Leader (Major Applications), Team Leader (Support) (G Butler), Customer Services Officer (Judith Williams) and Catrin Gilkes.

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors A Davies, P Duffy, M Eckersley, L Morris and J Thompson Hill. Jane Kennedy (Legal Services Manager).

109 URGENT MATTERS

Information item on publication of Planning Policy Wales Edition 2 (June 2010) copy circulated.

RESOLVED that the item be received for information.

110 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

<u>Application No.</u>	<u>Description and Situation</u>
01/2010/0309/PF	Following consideration of 1 additional letter of representation from K Demir, 2 Bridge Street, Denbigh Change of use from off licence to fast food takeaway Booze Busters 108 Vale Street Denbigh GRANT Subject to amended condition 2 The premises shall not open to customers outside the following times and days: 11:00 hours – 22:00 Monday to Sunday inclusive
02/2010/468/PF	SPEAKER AGAINST ANN WILLIAMS SPEAKER FOR JASON WILLIAMS Correction to report – correction to paragraph 4.2.3 (page 38) – 3 rd sub paragraph, second sentence, should read “there would be a

distance of 2 metres from the side elevation of No. 5 to the extension”

**4 The Park Ruthin
GRANT**

16/2010/0143/PR

SPEAKER AGAINST ALAN GARRETT

Following consideration of notes of site visit on 14th June 2010 at 09:00am from Gamlins on behalf of W Hughes, Annwyl Fan, Llanbedr DC

Details of siting, design, external appearance, access and landscaping of 1 no. dwelling submitted in accordance with condition no. 1 of outline permission code 16/2009/1226

**Plot of Land to Front of Bryn Melyn Llanbedr Dyffryn Clwyd
Ruthin
GRANT**

Subject to additional conditions:

6. The detailing of the first floor bedroom window on the east elevation of the dwelling hereby approved shall not be as shown, but shall be in accordance with such detail as is approved in writing by the Local Planning Authority prior to the commencement of development. *Reason:* In the interest of residential amenity.
7. The level area immediately to the north of the dwelling shall be retained for use as a parking area at all time. *Reason:* To ensure adequate parking within the site to avoid obstruction of the right of way and parking on the trunk road.
8. The land identified on Condition 7 for use as a parking area shall be surfaced at all times with a porous/permeable and non friable material, to be agreed in writing by the Local Planning Authority before application. *Reason:* To ensure the area is able to act as a suitable soakaway for surface water.
9. None of the trees within the application site shall be lopped, topped or felled without the prior written consent of the Local Planning Authority. *Reason:* In the interests of visual amenity.
10. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the surface water drainage proposals, including the proposed rainwater harvesting tank and associated overflow soakaway, and the means of dealing with surface water running along the access track onto the A494.
11. No work shall be permitted to commence on the proposed retaining walls until the written approval of the Local Planning Authority has been obtained to the detailing, including the precise position of the walls, the means of construction, use of materials and means of drainage of surface water. *Reason:* In the interests of visual amenity and to ensure there are no surface water drainage issues arising.

Additional Note to Applicant

You are advised that this permission conveys no legal consent to carry out works on tress outside the ownership.

You are reminded of the need for compliance with conditions on the outline consent.

You are advised that the Council's attention has been drawn to potential inaccuracies in the definition of the application site area. The grant of permission conveys no acknowledgement of the accuracy of private land ownership and you would be strongly advised to ensure the development can be implemented within land in your control, and within the red line showing the extent of the site, as otherwise the permission may be subject to challenge.

45/2009/1574

Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof. Councillor R Bartley chaired the meeting

Following consideration of officer's note that Sainsburys is on part of former Cwybr Caravan Park and 1 additional letter of representation from Environment Agency

Change of use of land to form a 19-pitch touring caravan site and associated landscaping

Cwybr Fawr Rhuddlan Rhyl

GRANT

Subject to:

Reword condition 2:

In relation to the use of the touring caravans:

- (i) None shall be used other than for holiday purposes only
- (ii) None shall be occupied at any time as a person's sole or main place of residence
- (iii) No person shall be permitted to occupy any caravan on the site for a period in excess of 21 days from the date when he/she were last present on the site
- (iv) The site operator shall maintain an up to date register of the names and addresses of the occupiers of the caravans and the dates each unit arrives on the site and leaves the site. The register shall be made available on request for inspection by officers of the Local Planning Authority. Responsibility for the maintenance of the register shall be that of the caravan site licence holder or his/her nominated person. *Reason:* In order that the Local Planning Authority is able to retain control over the uses of the caravans to holiday purposes to prevent use as permanent places of residence.

Delete condition 6 – Re-number following conditions accordingly.

Reword condition 7 (formerly No. 8)

Notwithstanding the submitted details, none of the trees within the application site shall be felled, topped (etc as rest of condition)

Notes to Applicant

You are advised to contact the planning officer to discuss the approach to treatment of existing trees within the site, in particular to explore how the specimens proposed for removal may be accommodated with suitable remedial works and minor realignment of the position of caravans

43/2009/1253 **SPEAKER FOR NOAH ROBINSON**

Councillor Selwyn Thomas and DAJ Thomas declared an interest in the following application and left the Chamber during consideration thereof. Councillor R Bartley chaired the meeting

Following consideration of 2 additional letters of representation from Mr Clague (by email) and Mr & Mrs McDonough 11 Victoria Road West Prestatyn

Change of use of part of land to touring caravan site and erection of WC/shower block

Festival Gardens Ffrith Beach Victoria Road West

GRANT

(ii) Defer for Site Visit

Application No.

Description and Situation

43/2010/0437/PF

Erection of single storey pitched roof extension to side and replacement porch to front; erection of detached double garage and alterations to existing vehicular access

37 Harlech Crescent Prestatyn

DEFER FOR SITE VISIT

03/2009/1051/PF Change of use of outbuilding to form holiday cottage and construction of new vehicular access
2 Bryn Goleu Berwyn Llangollen
DEFER FOR SITE VISIT

(iii) Application Withdrawn by Applicant

Application No. Description and Situation

45/2009/1626/PF Demolition of existing workshop and erection of 2 no. detached, dwellings (1 no. 2 bedroomed and 1 no. 3 bedroomed units) (0.07 ha land)
Land at Merllyn Farm 23 Dyserth Road Rhyl
WITHDRAWN

111 PLANNING INQUIRY – CHANGE OF USE OF LAND BY THE SITING OF 21 TIMBERCLAD HOLIDAY CARAVANS (LODGES) AND ASSOCIATED WORKS

Clwyd Lofts, Upper Denbigh Road, St Asaph.

Submitted report by Head of Planning and Public Protection advising member of an Appeal on the above proposal which was refused by Committee in December 2009.

As the application was refused against officer's recommendation the report requested that committee nominates representatives to attend the Appeal Inquiry.

RESOLVED that Councillor Dewi Owens be nominated to represent Planning Committee.

It was further resolved that Head of Planning and Public Protection be given authority to engage a Planning Consultant to advise and attend the Inquiry.

The meeting finished at 12:35pm.
