

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 28th July at 09:30am.

PRESENT

Councillors S Thomas (Chair), I W Armstrong, J B Bellis, B Blakeley, W L Cowie (observer), M J Eckersley, G C Evans, D Hannam, T R Hughes, H LI Jones, G M Kensler, P W Owen, A G Pennington, B A Smith, D I Smith, D A J Thomas, J Thompson-Hill, C H Williams

ALSO PRESENT

Principal Solicitor (Susan Cordiner), Team Leader (Major Applications) (Ian Weaver), Team Leader (Support) (G Butler), Planning Officer (Bryn Bowker); Customer Services Officer (Judith Williams) and Sandra Williams (Translator)

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors J R Bartley, I A Gunning, P A Dobb, J A Davies, J M Davies, D Owens, J Chamberlain-Jones, E R Jones, R L Feeley, L M Morris, C Hughes, N J Hughes, P C Duffy

Also from

Jane Kennedy (Legal Services Manager), Graham Boase (Head of Planning & Public Protection), Paul Mead (Development Control Manager)

251 URGENT MATTERS

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

RESOLVED that the item be received for information.

252 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>
03/2009/1051/PF	Following consideration of a site visit held on Monday 26 th July at 8:30am Change of use of outbuilding to form holiday cottage and construction of new vehicular access Bryn Goleu Berwyn Llangollen GRANT Revised/Amended conditions No. 7 PRE-COMMENCEMENT CONDITION 7. Notwithstanding the submitted plans, no development shall be permitted to commence until the written approval of the

Local Planning Authority has been obtained to all of the following:

- a) The width of the proposed access onto the highway, the visibility splays and treatment of the land alongside the highway and the splays, and proposals for replanting a boundary hedge behind the splays
- b) The proposed levels of the parking / turning area, and retaining walls (height, position and construction materials), the construction and final surfacing, and the means of drainage or the parking area (to include for use of porous materials to allow rainwater to soak away and drainage arrangements to prevent discharge onto the highway).
The holiday unit shall not be brought into use until the completion of the access, associated walls and drainage have been completed in accordance with the details approved under this condition

Reason: In the interest of visual amenity and highway safety

- 21/2010/0447/PF Following consideration of 2 additional letters of representation from Llanferres Community Council and The AONB Joint Advisory Committee
Substitution of house type previously approved under code no. 21/2007/0344
Plot 3 Glebe land off Rectory Lane Llanferres Mold
GRANT
- 23/2009/1219/PF Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof
In the absence of the Vice Chair, Councillor D I Smith appointed to Chair the meeting during this item
(amended site plan circulated)
Change of use of land to touring caravan site with 11 pitches and conversation of part of existing outbuilding to form amenity block
Cae'r Mynydd Farm Saron Denbigh
GRANT
- 43/2010/0451/PO (amended site plan circulated)
Development of 0.097 hectares of land by erection of dwelling and formation of new vehicular access (outline application including access)
Land on south side of Highfield Bishopswood Road, Prestatyn
GRANT
Subject to a New Note to Application:
Prior to submission of any reserved matters, you are advised to discuss detailed plans for the development with the case officer, in particular to discuss ideas for keeping the loss of trees and boundary hedgerows to a minimum, and the approach to addressing/mitigating impacts on wildlife
- 45/2009/1477/PF (a) Change of use of unused land to allotments (b) Engineering works along part of the existing 'Rhyl Cut' to enable enhanced fishing and leisure facilities
The Cut adjacent to Cefndy Road Rhyl
GRANT
Subject to a new Note to Applicant
You are advised to contact the case officer to discuss details of screening of properties close to the proposed allotments

45/2010/0444/PF	<p>Speaker Against: John Frost Speaker in favour: Tariq Agha</p> <p>Following consideration of additional plan circulated showing the ground floor uses of premises in High Street and Wellington Road Change of use from Class A1 Shop to mixed Class A1 and A3 photo art studio and coffee house</p> <p>Amber Coffee House and Photo Art Studio 85 High Street Rhyl GRANT</p>
45/2010/0444/PF	<p>Renovation of main part of derelict/vacant public house, including partial demolition of rear annexe and previous extension. Erection of new three-storey service extension to rear. Change of use from public house/guest house to office accommodation and associated facilities and construction of new vehicular access to serve parking area for 7 vehicles</p> <p>Bee & Station Public House 41 Bodfor Street Rhyl GRANT</p>
45/2010/0472/PF	<p>Speaker in favour: Jolene Abaza</p> <p>Change of use from Class A1 ground-floor and first-floor stockroom to Class A3 coffee shop</p> <p>3a Wellington Road Rhyl GRANT</p> <p>Add Note to Applicant You are advised to contact the Council's Environmental Health Officer with regard to the relevant licence in relation to the operation of the shop. 01824 712673.</p>
45/2010/0510/PF	<p>Speaker in favour: John Mival</p> <p>Following consideration of 1 additional letter of representation from applicant requesting consideration be given to extending hours of opening</p> <p>Change of use from Class A1 to A3 Crêperie Shop</p> <p>3-5 Wellington Road Rhyl GRANT</p> <p>Minor change to condition 3 Opening hours 09:00 – 18:30 – Monday- Saturday No opening on Sundays Note to Applicant You are advised to contact the Council's Environmental Health Officer with regard to the relevant licence in relation to the operation of the shop. 01824 712673.</p>
47/2010/0348/PF	<p>Erection of bay window at front of dwelling</p> <p>21 Dyffryn Teg Rhualt St Asaph GRANT</p>

(ii) Refusal

<u>Application No.</u>	<u>Description and Situation</u>
03/2010/0682/PF	<p>Use of space in completed basement of Plas Derwen for 1no apartment and creation of 2no external parking spaces to provide a total of 35 spaces to serve 21 apartments</p> <p>Plas Derwen Abbey Road Llangollen REFUSE</p>

(iii) Defer

<u>Application No.</u>	<u>Description and Situation</u>
45/2010/0522/PF	Following consideration of 1 additional letter of representation from Mr G Marsden, 71 Maes y Gog Rhyl Erection of extension to and conversion of garage to living accommodation and erection of first-floor pitched-roof extension above, at side of dwelling 73 Maes y Gog Rhyl DEFER Deferred To seek clarification of land ownership issue

253 ENFORCEMENT ITEM

<u>Application No.</u>	<u>Description and Situation</u>
ENF/2010/00041	Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof. Councillor D I Smith took Chair. Description Site A (1) Unauthorised change of use for 'agricultural' to use for commercial vehicular storage in connection with off-site business (2) Unauthorised change of use from 'residential' to mixed use of residential and storage of caravans Site B (3) Unauthorised change of use from 'residential' to mixed use of residential and storage of caravans Dolafon, St Asaph Road, St Asaph GRANT RESOLVED: Serve an Enforcement Notice to secure the cessation of the unauthorised caravan storage use within the residential curtilage of Dolafon and the removal of two static caravans (Site B); to secure the cessation of the unauthorised caravan storage use within the agricultural parcel of land attached to Dolafon and the removal of two static caravans and four tourer style caravans (Site A); to secure the cessation of the unauthorised container storage use within the agricultural parcel of land attached to Dolafon and the removal of two commercial metal containers (Site A); to secure the cessation of the unauthorised commercial vehicle storage use within the agricultural parcel of land attached to Dolafon and the removal of all commercial vehicles (Site A). Instigate prosecution proceedings, or the appropriate action under the Planning Acts against the person, or persons upon whom any Enforcement Notice, or other such Notice is served, or against whom legal action is taken should they fail to comply with the requirements of the Enforcement Notice. Period for compliance – 4 months,

254 NON DETERMINATION APPEAL – REQUEST FOR CONFIRMATION OF STANCE ON APPEAL – APPLICATION CODE NO. 45/2009/1595/PF – LAND AT CEFNDY TRADING ESTATE, FFORDD DERWEN AND CEFNDY ROAD, RHYL

Development of 1.35ha of land by the erection of 34no dwellings – 9no affordable (Class C3) and 6no independent living apartments (units for the provision of residential accommodation and care to people in need of care – Class C2 residential institution), together with associated open space, a 900 sq.m industrial unit and the construction of a new vehicular and pedestrian access of Ffordd Derwen.

RESOLVED: that if the Committee had been in a position to determine the application, it would have been **REFUSED** for the reasons given in the report.

Members also raised the issue of the provision of affordable units being below the required threshold.
This observation to be passed on to the Inspector at the Appeal.

The meeting finished at 11:15am.
