

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 13th April at 9:30am.

PRESENT

Councillors J R Bartley, J B Bellis, J M Davies, M LI Davies, P A Dobb, G C Evans, R L Feeley, I A Gunning, D Hannam, C Hughes, T R Hughes, E R Jones, H LI Jones, P W Owen, A G Pennington, B A Smith, D I Smith, D A J Thomas, S Thomas, J Thompson-Hill, C H Williams

ALSO PRESENT

Head of Planning, Regeneration and Regulation Services (G Boase), Principal Solicitor (S Cordiner), Development Control Manager (P Mead), Team Leader (Committee Process) (I Weaver), Team Leader (Support) (G Butler), Customer Services Officer (J Williams), Highways Engineer (M Parker) and Translator (S Williams)

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors M Eckersley, J Chamberlain-Jones, J A Davies, D Owens, I Armstrong and B Blakeley

848 URGENT MATTERS

Members were requested to declare any personal or prejudicial interest in any business identified to be considered at this meeting.

There were no interests declared.

849 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) Consent

<u>Application No.</u>	<u>Description and Situation</u>
05/2008/0788/PO	Development of 0.04ha of land by the erection of 1no. dwelling (outline application including access – all other matters reserved) Land adjacent to The Farm Penybryn Corwen GRANT Additional notes to applicant You are reminded that whilst the plot forming the subject of the application is under the threshold where the Council's Affordable Housing policies apply, the development of the adjacent plot in the same ownership would trigger the need for provision. You are advised to contact the Corwen Town Council and County Highways Authority prior to any development, to resolve how the

bench at the entrance is to be relocated, and whether the post box/telegraph post require relocation.

42/2011/0189/PF

Following consideration of report of site visit on Friday 8th April 2011 at 9:30am and additional letters of representation from Dyserth Community Council (no longer object)

Demolition of existing two-storey workshop and erection of new two-storey workshop with ancillary office

Skerryvore Workshop Lower Foel Road Dyserth Rhyl

GRANT

2. The hours of operation of the business shall not be permitted other than between the following times and days

0730 – 1900hours – Monday to Friday

0730 – 1900hours – Saturdays

4. The external wall treatment of the proposed replacement building shall not be as shown on the submitted plans but shall include for the re-use of stone reclaimed from the existing building in accordance with such revised detailing as is agreed in writing by the Local Planning Authority prior to the commencement of any works on the site.

Reason: In the interest of visual amenity and to retain a link with the original building

5. No demolition shall be permitted to take place until a suitable photographic record of the building has been undertaken, in a formal to be agreed in writing by the Local Planning Authority and such record has been deposited with the Clwyd Powys Archaeological Trust.

Reason: To ensure a photographic record is made of the building

Add note to applicant

In relation to condition 4 of this permission, you are advised to contact the Case Officer to discuss the approach to the re-use of stone on the front (road) elevation, and any other elevations of the building.

45/2011/0139/PF

SPEAKER FOR: COLIN CHADWICK

Following consideration of 2 additional letters of representation from Dwr Cymru/Welsh Water and K Evans (T&C Planning Services Conwy) (for applicant)

Erection of a detached dwelling (0.028ha of land)

Garage Block off Lynton Walk rear of 15 Rhyl Coast Road Rhyl

GRANT

Additional conditions

10. Notwithstanding the provisions of Class(es) A, B, C, D and E of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without further grant of planning permission of the Local Planning Authority

Reason: In the interests of the amenities of occupiers of nearby residential property

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the dwelling hereby permitted, unless otherwise agreed in writing by the Local Planning Authority

Reason: in the interests of the amenities of occupiers of nearby residential property

12. The first floor bathroom window on the east elevation shall be glazed with obscure glass at all times

Reason: In the interests of residential amenity

(ii) Refusals

45/2011/0045/PF

Following consideration of site visit held on 8th April 2011 and additional letters of representation from P Roberts, 3 West Close Prestatyn, J Roberts, 3 West Coast Prestatyn and D Edwards, 27 Green Lanes Prestatyn

Erection of a convenience store

**Former Esplanade Service Station Rhyl Coast Rhyl
REFUSE**

30/2010/1359/PF

SPEAKER AGAINST: DILYS DAVIES

Erection of a detached double garage

Bron Yr Aur Upper Denbigh Road St Asaph

REFUSE AGAINST RECOMMENDATION

Reason for refusal

1. It is the opinion of the Local Planning Authority that the proposed garage would, by virtue of its location and its detailing, have an unacceptable impact on the residential amenities of the adjoining dwelling Bradgate, and an unacceptable impact on the visual amenity and character of the area, being the only significant building located between any of the dwellings and the highway in the immediate vicinity, contrary to key tests in policies GEN6 and HSG12 of the Denbighshire Unitary Development Plan and Supplementary Planning Guidance Note 24. Householder Development Design Guide, Guidance Note 3 relating to garages and outbuildings.

Note to applicant

You are advised to discuss the possibility of locating the garage at the side of the property with the Case Officer.

Officers were requested to advise the Local Member of the wording of the reasons for refusal prior to issuing the certificate

The application was refused against officers' recommendation because Members felt the development would have a detrimental impact on the character of the area and on residential amenity of adjoining property

(iii) Defer

16/2009/0941/PF

Demolition of Llanbedr Hall and replacement with 9 no. detached family houses set into the gardens, and refurbishment, extension and change of use of adjacent garages to provide 1 no. dwelling under extensive roof-space which will be fitted out as a substantial refuge for bats

Land at Llanbedr Hall Llanbedr Dyffryn Clwyd Ruthin

DEFER

The applicant has been in communication with the Head of Planning, Regeneration and Regulatory Services and other officers, to request deferral of the item, to allow opportunity to review and discuss further options. The applicant has indicated that he does not seek a determination on the plans currently before the Council and that the proposals may be amended and additional information may be provided to address issue which have arisen.

The meeting closed at 11am.
