

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday 11th May 2011 at 9:30am.

PRESENT

Councillors I W Armstrong, J R Bartley, B Blakeley, J Butterfield, W L Cowie, J A Davies, J M Davies, M LI Davies, P A Dobb, M J Eckersley, G C Evans, R L Feeley, C Hughes, R W Hughes, T R Hughes, E R Jones, H LI Jones, G M Kensler, L M Morris, P W Owen, D Owens, A G Pennington, D I Smith, D A J Thomas, S Thomas, C H Williams

ALSO PRESENT

Head of Planning, Regeneration and Regulatory Services (G Boase), Principle Solicitor (S Cordiner), Development Control Manager (P Mead), Team Leader (Committee Process) (I Weaver), Team Leader (G Butler), Customer Services Officer (J Williams), and Translator (Sandra Williams). Sean Awbery (Public Protection) attended for Item 6 – Prestatyn High School.

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors B A Smith, D Hannam, I A Gunning, J Bellis, J Thompson-Hill

11 URGENT MATTERS

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

Councillor S Thomas declared an interest in item 4 (40/2009/1622) (Dolafor St Asaph) and Councillor C H Williams declared an interest in items 1 & 1A –(01/2011/0335) 17 Lenton Pool Denbigh.

CHANGES TO MEMBERSHIP

The following councillors will, with immediate effect, be Members of the Planning Committee – Councillors R W Hughes, J Butterfield, M LI Davies replacing Councillors P Duffy, J Chamberlain-Jones and N J Hughes

VOTING PROCEDURE

The voting equipment was checked and found to be working satisfactorily.

APPOINTMENT OF CHAIR

Councillor P Owen, seconded by Councillor T R Hughes, requested a secret ballot in the event of a contest for the position of Chair.

On being put to the vote this was agreed.

Nominations were sought for the Chair of Planning Committee for the ensuing year.

Councillor E R Jones, seconded by Councillor R W Hughes, nominated Councillor S Thomas.

Councillor G Kensler, seconded by Councillor M Eckersley, nominated M LI Davies.

On being put to a secret ballot, Councillor S Thomas was elected Chair of Planning Committee for the ensuing year.

Councillor S Thomas took the Chair and thanked everyone for the honour.

APPOINTMENT OF VICE-CHAIR

Councillor G Kensler, seconded by P Owen, requested that a secret ballot in the event of a contest for Vice-Chair.

On being put to the vote this was agreed.

Nominations were sought for the position of Vice-Chair of the Planning Committee.

On being put to a secret ballot, Councillor J R Bartley was elected Vice-Chair of Planning Committee for the ensuing year.

12 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>
43/2010/1069/PO	Following consideration of 2 additional letters of representation from Prestatyn Town Council and DCC Drainage Engineer Development of 0.045 hectares of land by erection of 2no. dwellings and demolition of former bakehouse (outline application – all matters reserved) Land rear of 91 Victoria Road adjacent to 3 Victoria Park Avenue Prestatyn GRANT Councillor A Pennington raised the issue of parking on the roadside which reduced traffic flow to single file. Officers to ask Highways to liaise with Councillor A Pennington on this issue.
45/2011/0220/PF	Following consideration of 7 additional letters of representation from Rhyl Town Council, Chris Ruane MP, R.A. Worsnop (Rhyl Community Market), Arriva Buses Wales, D Hughes, V Jones and A Thomas (Rhyl City Strategy) Temporary use of land as market for sale of Class A1 (retail goods) and Class A3 (hot food and drink) on Thursdays and Saturdays (with 14 additional days in any one year) (in retrospect) Rear of Town Hall, part Market Street, part Glanglasfor and Part High Street Rhyl GRANT Amended conditions 1 The use hereby permitted shall cease on or before 31 st October 2012 2 Notwithstanding with submitted details, the market shall only be permitted to operate on Thursdays and Saturdays, and between the hours of 10:00 and 17:00 on those days 3. Delete and renumber 5 as 4

5. There shall be no fairground equipment permitted at any time in association with the use of land as a market

Reason: In the interests of character and appearance of the town centre

40/2010/1430/PF

SPEAKER AGAINST: DAVID COOPER

SPEAKER FOR: JAMIE GROVES

Following consideration of 13 additional letters of representation from Prestatyn Town Council – 5 persons in favour – 8 persons against Refurbishment of existing tennis courts incorporating new all-weather sand-filled synthetic grass surface suitable for football, tennis & netball, proposed perimeter fencing and floodlighting

Prestatyn High School, 2 Princes Avenue, Prestatyn

GRANT

Amendments to conditions

Condition 6 – The pitch shall not be brought into operation until the proposed acoustic barrier has been erected, and noise levels arising from the use of the pitch shall not be permitted to exceed the levels referred to in the noise assessment forming part of the application

Condition 7 – The floodlighting shall be erected in accordance with the submitted details and lighting levels shall not be permitted to exceed those referred to in the light assessment forming part of the application

Additional condition

8. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of directional signage for patrons of the facility seeking access by vehicle or by foot, and the all weather pitch shall not be brought into operation until the agreed signage has been erected

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

Additional note to applicant

You are advised to ensure the erection of suitable signs around the facility to encourage users to give consideration to residents of nearby properties when using the pitch, exiting the buildings, using the parking area, etc

(ii) Refusals

01/2011/0335/PC

Councillor C H Williams declared an interest in the following application and left the Chamber during consideration thereof.

Retention of replacement front door

17 Lenten Pool Denbigh

REFUSE

ENF/2011/00002

Enforcement infringement: -Replacement front door without permission within Conservation Area

17 Lenten Pool Denbigh

That authorisation be granted for the following:

(i) Serve an Enforcement Notice to secure the removal of the unauthorised uPVC front door and its replacement with a traditional timber panelled door meeting the approval of the Local Planning Authority

(ii) 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 requirements of the Enforcement Notice

03/2009/1535/PC Retention of single storey bungalow (mobile home) as site manager's accommodation
White Water Country Park Berwyn Street Llangollen
REFUSE

40/2009/1622/PC Councillor S Thomas declared an interest in the following application and left the Chamber during consideration thereof. Councillor J R Bartley took Chair.
Continuation of use of part of agricultural land as commercial vehicular storage in connection with off-site business and part of land as winter storage of caravans. Retention of front boundary fence.
Dolafon Rhyl Road St Asaph
REFUSE
Councillor E R Jones raised the issue of danger to cyclists on the nearby cycle track. Officer to advise Highways regarding the provision of warning signs in the area.

(iii) Defer

30/2010/0584PF Following consideration of report of site visit held on Monday 9th May 2011 and following additional letters of representation from CCW, 14 individuals and petition signed by 113 people
Erection of 11no. dwellings and associated works
Land adjacent to The Trefnant Inn Trefnant Denbigh
DEFER
Resolved to **DEFER** consideration to allow an opportunity for investigation of CCW's holding objection

(iv) Urgent Item

Report by the Head of Planning, Regeneration and Regulatory Services was circulated relating to:-

Planning Inquiry

Land at Rhyl South East, Between Bro Deg and Dyserth Road, Rhyl

Details of phases 2 and 3 development including siting, design and external appearance of 217 dwellings, landscaping, access roads and associated works submitted in accordance with conditions no. 1 and 7 of outline planning permission code no. 45/2004/1376/PO and requesting nominations for two Members to represent committee at the Appeal Inquiry.
As proposer and seconder of the refusal of planning permission. Councillors B Blakeley and I A Gunning be nominated to attend the Planning Inquiry to give evidence on behalf of the Planning Committee.

The meeting closed at 11:45am
