

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Ruthin on Wednesday 15th June 2011 at 09:30am.

PRESENT

Councillors S Thomas, (Chair) I W Armstrong, J R Bartley, J B Bellis, B Blakeley, W L Cowie (observer), J A Davies, J M Davies, M LI Davies, G C Evans, H H Evans (local member), R L Feeley, D Hannam, C Hughes, T R Hughes, H LI Jones, L M Morris, P W Owen, D Owens, A G Pennington, B A Smith, D A J Thomas, C H Williams

ALSO PRESENT

Head of Planning Regeneration and Regulatory Services (Graham Boase), Principal Solicitor (Susan Cordiner), Development Control Manager (P Mead), Team Leader (Committee Process) (I Weaver), Team Leader (Support) (G Butler), Customer Services Officer (J Williams) and Translator (C Gilkes)

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillor J Thompson Hill, D I Smith, G Kensler, I Gunning, E R Jones, J Butterfield, R W Hughes, M J Eckersley, P A Dobb

85 DECLARATIONS OF INTEREST

Members were required to declare any personal or prejudicial interest in any business identified to be discussed at this meeting. Councillor Selwyn Thomas declared an interest in items

47/2010/0887 (Corn Bwch, Waen, St Asaph) and

47/2011/0399 (Carmel Caravan Park, Bryniau, Dyserth)

86 URGENT ITEM

MYNYDD MYNYLLOD WINDFARM UPDATE REPORT

Circulated, report by Head of Planning Regeneration and Regulatory Services to update Members on Scottish Power's timetable for progressing their proposals for the Windfarm development west of Llandrillo.

RESOLVED that *Planning Committee agrees to:*

- a. *The principle of securing a Joint Working Agreement with officers in Gwynedd and in the Snowdonia National Park on the handling of the relevant pre application and post IPC submission tasks on the Windfarm scheme*
- b. *The principle of securing a form of Planning Agreement through which Scottish Power fund the Local Planning Authority's technical assessment of their Environmental Impact Assessment*
- c. *Setting up an informal officer/member forum to update on the progress of the application. Nominations are invited for attendance*

87 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report by the Head of Planning Regeneration and Regulatory 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

Application No. Description and Situation

06/2011/0249/PFT	<p>Following consideration of the report regarding response to publicity and additional letters of representation from Corwen Town Council and seven letters of support. Erection of 2no. 55kw wind turbines, at 46 metres ground to blade tip height, and associated works Tyn y Celyn, Gwyddelwern, Corwen GRANT The application being referred to Full Council for ratification. Conditions to be drafted and the local Members to be consulted thereon. The decision, being CONTRARY to the Officers' Recommendation was taken for the following reason: The site is outside the AONB and there are already turbines sited outside the Strategic Site Area</p>
41/2010/1177/PF	<p>SPEAKER AGAINST: MR E WILLIAMS (ON BEHALF OF MR & MRS COLLINS) Following consideration of twelve additional letters of representation from: Bodfari Community Council, Joint Advisory Committee, Clwydian Range AONB; V Cotgreve, Headteacher, Ysgol Bodfari: C McCallion Davies; C S Roberts, Headteacher, Heulfre Junior Community School; D J & A Watkin; G & L Cavill; R Williams; A Collins; E Williams; E Jeeps; N R Jones.</p> <p>Erection of a detached building to provide classroom, office, kitchen, and WC and installation of new septic tank and retention of use for woodland based education and training centre for up to 200 days per year and 2no. Forest school structures in woodland known as The Warren Warren Woods Ltd, The Warren, Mold Road, Bodfari, Denbigh GRANT Amended and additional conditions Resolved to revise and amend conditions: 2. In relation to the woodland based education and training centre use: a. The use shall only be permitted to take place up to a maximum of 200 days in any calendar year. b. The applicant or the persons responsible for organizing the courses on the site shall maintain an up to date register of courses held, the days on which they are held and the names and addresses of attendees. 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 applicant and his/her nominated person(s). 6. The sole area to be used for the parking of vehicles for attendees of the woodland based education and training use shall be the land</p>

referred to as E2 on the site layout plan and no vehicles relating to that use shall be parked anywhere else on the site.

8. The classroom building hereby permitted shall be used solely in connection with the woodland based education and training centre and none of the buildings on the site shall be used as overnight accommodation at any time.

10. On the commencement of the use of the new classroom building, the existing building referred to as E1 on the site layout plan shall only be used as storage and workshop space.

Add new condition – no overnight accommodation in any buildings

42/2011/0399/PF

SPEAKER AGAINST: MRS FRANCES ELCOMB

Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof and Councillor Ray Bartley took the Chair.

Alterations to site to allow provision of 3 no. additional static caravans for holiday use

Carmel Caravan Park, Bryniau, Dyserth, Rhyl

GRANT

Revised condition

3. The approved planting scheme incorporating the details as are approved under Condition 2 of this permission, shall be implemented in its entirety no later than the first planting season following the stationing of the 3 additional caravans hereby approved.

43/2011/0262/PO

Development of 0.03 ha of land by the demolition of existing former public convenience, erection of 1 no. dwelling and construction of a new vehicular access (outline application including access areas)

Former Public Convenience, Meliden Road, Prestatyn

GRANT

47/2010/0887/PF

Councillor Selwyn Thomas declared an interest in the following application and left the Chamber during consideration thereof and Councillor Ray Bartley took the Chair.

Proposed change of use into tenting camp facility, alterations to existing vehicular access, erection of shower/toilet block building and installation of new cesspool

Corn Bwch, Waen, St Asaph

GRANT

Additional condition

12. Should the tenting camp use cease, the shower/toilet block shall be removed from the site and the land restored to its former condition within 12 months of the cessation of the use.

Reason: The shower/toilet block has been permitted solely to service the tenting camp use and should be removed in the interests of visual amenity if the need for it does not exist

88 ENFORCEMENT ITEMS

ENF/2011/0007 Unauthorised gate and access track

White Water Country Manor, (field opp Plas Derwen) Abbey Road, Llangollen

Resolved: That the Planning Committee authorise the service of an Enforcement Notice to secure the removal of the unauthorised gate and the making good of land where the engineering operation to raise the access track has been undertaken within 3 months.

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

ENF/2011/0006 Unauthorised engineering operation

Pantyterfyn, Rhydallog Road, Graidnrhyd

Resolved: That the Planning Committee authorise the service of an Enforcement Notice with a 3 month compliance period, requiring the re-instatement of the land to its levels prior to the engineering operation having taken place.

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

ENF/2011/0003

Unauthorised fence adjacent to highway

Bodaeron, Mount Street, Ruthin

REFUSE

Resolved: That the Planning Committee authorise the service of an Enforcement Notice with a 1 month compliance period, requiring the removal of the fencing, posts and any other associated material from the land and the re-instatement of the highway.

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

89 INFORMATION REPORT – 5 MANOD ROAD, PRESTATYN

Received report by Claire Myatt, Solicitor, giving an explanation from Legal Services as to why the prosecution on the owners of the above property has now been withdrawn.

RESOLVED that the report be received for information

Meeting closed at 11.55 a.m.
