

PWYLLGOR CYNLLUNIO
CYFARFOD: 24ain Ionawr 2007
Eitem: 2

PLANNING COMMITTEE
MEETING - 24th January 2007
Agenda Item: 2

DEDDF CYNLLUNIO TREF A GWLAD 1990
CYNLLUNIO TREF A GWLAD (DATBLYGIAD CYFFREDINOL)
GORCHYMYN 1995 - HYD HEDDIW
DEDDF CYNLLUNIO A IAWNDAL 1991
RHEOLIAD HYSBYSEBU CYNLLUNIO TREF A GWLAD 1994
DEDDF CYNLLUNIO (ADEILADAU RHESTREDIG A CHADWRAETH)
1990
CEISIADAU AM GANIATAD DATBLYGU

Adroddiadau ac argymhellion gan Swyddogion i'w hystyried a'u datrys gan Awdurdod Cynllunio'r Sir.

Bydd pob cais am y cynigion a nodir yn yr adroddiad hwn ar gael i'w archwilio gan Aelodau o'r Pwyllgor cyn ac yn ystod y cyfarfod lle ystyrir y ceisiadau.

Gellir gweld y Papurau Cefndir i bob cais, gan gynnwys ffurflenni, cynlluniau, gohebiaeth, Cynllun Datblygiad a dogfennau arweiniad yn ystod yr oriau swyddfa arferol.

Nid yw'r atodiad y cyfeiriwyd ato yn yr adroddiad ar gael yn Gymraeg ac mae hynny yn unol â Chynllun Iaith Gymraeg y Cyngor

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT PROCEDURE) ORDER 1995 - TO DATE
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING ADVERT REGULATIONS 1994
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

These are reports and recommendations by Officers for consideration and resolution by the County Planning Authority.

All the applications in respect of the proposals specified in this report will be available for inspection by the Members of the Committee prior to and during the meeting at which the said applications will be considered.

The Background Papers relating to each application, including forms, plans, relevant correspondence, Development Plan and guidance documents are available for public inspection during normal office hours

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SES

ITEM NO: 1
WARD NO: Trefnant
APPLICATION NO: 30/2006/1288/ PF
PROPOSAL: Change of use of part of agricultural field to site 15 No. static caravan/chalets and installation of new private treatment plant. Alterations to existing vehicular access and formation of access drive with passing places
LOCATION: Field No. 2316 Maes Elwy Farm Upper Denbigh Road St. Asaph
APPLICANT: Mr E Roberts
CONSTRAINTS: Wildlife Site Groundwater Vulnerability Ancient, Semi Natural Woodland
PUBLICITY UNDERTAKEN: Site Notice - Yes Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. TREFNANT COMMUNITY COUNCIL
No response received
2. ST ASAPH TOWN COUNCIL
"Object, the Council sees no reason to withdraw its previous objection to the change of use from agricultural land. Even with the reduced number of caravans/chalets the development would still be an intrusion into the agricultural landscape and add to the already busy highway (A525)" [Neighbouring Community Council Consultation].
3. HEAD OF TRANSPORT & INFRASTRUCTURE
No objection subject to the inclusion of conditions
4. PRINCIPAL COUNTRYSIDE OFFICER
No objection subject to conditions to ensure appropriate planting and re-planting schemes
5. COUNTY ECOLOGIST
No response received
6. COUNTRYSIDE COUNCIL FOR WALES
No objection subject to a condition requiring an ecological survey
7. DWR CYMRU WELSH WATER
No objection
8. ENVIRONMENT AGENCY
No objection subject to condition
9. HEAD OF TOURISM, HERITAGE & CULTURE
No response received
10. PUBLIC PROTECTION
No response received

RESPONSE TO PUBLICITY:

Letters of representation received from:

1. John C Peel, Coed y Bryn, Upper Denbigh Road, St Asaph.

Summary of planning based representations:

- i) Does not wish to object provided: the site would not expand in the future; would not set a precedent for further sites in the area; the units do not become permanent residences and there is no commercial development on the site.

EXPIRY DATE OF APPLICATION: 03/01/2007

REASONS FOR DELAY IN DECISION:

- timing of receipt of representations

PLANNING ASSESSMENT:

THE PROPOSAL:

1. This application relates to the southern half of a roughly rectangular shaped parcel of grazing land some 200m north west of Maes Elwy Farm, to the west of the Class 1 A525 St Asaph to Denbigh Road. The site is located in open countryside outside any development boundaries. The ground levels of the site slope downwards in a south westerly direction. The site is bounded by ancient woodland to the eastern, southern and western boundaries, and to the north is open to the remaining part of the field parcel. This is bounded by some mature trees but not by woodland. There is currently an existing stoned track which runs west from an access to the A525 opposite the entrance to Llannerch Crossing along existing field boundaries to the site itself.
2. This application is for the change of use of the agricultural land to site 15 no static caravans/chalets and installation of new private treatment plant, alterations to existing vehicular access and formation of access drive with passing places. It is proposed to carry out extensive areas of planting with an earth bund proposed along the northern boundary of the site with quick-thorn hedging and additional landscaping along the boundary visible from the A525. The alterations to the access include setting the access back to form visibility splays, extending the entrance to form a bus pull-off and providing passing places within the site.
3. In 2003, planning permission was granted for a touring caravan site for 25 no. caravans and portable buildings for office and toilet facilities. This permission has not been implemented. In 2006, an application was submitted for 20. no static caravans/chalets which was refused due to concerns relating to the scale and layout of the development in a sensitive woodland location with wildlife interest.

RELEVANT PLANNING HISTORY:

4. 30/2002/0536/PF Change of use of part of agricultural field to touring caravan site for 25 caravans and installation of new septic tanks and portable buildings for office and toilet facilities. GRANTED 26th November, 2003.

30/2005/0854/PF Change of use of part of agricultural field to site for 20 no. static caravans/chalets and installation of private treatment plant, alterations to vehicular access and formation of access drive with passing places siting of 2/3 timber deer shelters and bird hides in adjacent woodland WITHDRAWN 16th December, 2005.

30/2006/0208/PF Change of use of part of agricultural field to site for 20 no. static caravans/chalets and installation of private treatment plant, alterations to vehicular access and formation of access drive with passing places REFUSED 31 March, 2006 for the following

reason:

"The proposal for a static caravan/chalet development in this rural location is considered unacceptable and contrary to Policy STRAT 7, STRAT 9 and criteria iii) of Policy TSM 9 of the Denbighshire Unitary Development Plan in that the proposal does not protect or enhance nature conservation, it is not small scale and would result in an adverse impact on a designated wildlife site. The proposal would also conflict with the guidance within SPG 20 - Static Caravan and Chalet Development, in relation to the scale and layout of the proposal."

PLANNING POLICIES AND GUIDANCE:

5. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
 - Policy STRAT 7 Environment
 - Policy STRAT 9 Tourism
 - Policy GEN 3 Development outside development boundaries
 - Policy GEN 6 Development Control Requirements
 - Policy ENV 1 Protection of the natural environment
 - Policy ENV 5 Sites of Local Conservation Importance
 - Policy ENV 8 Woodlands
 - Policy TSM 6 Farm Diversification
 - Policy TSM 9 Static Caravan & Chalet Development
 - Policy TRA 6 Impact of new development on traffic flows

Supplementary Planning Guidance Note 20: Static Caravan & Chalet Development

GOVERNMENT GUIDANCE

Planning Policy Wales (March 2002)
TAN 5 – Nature Conservation and Planning
TAN 13 - Tourism

MAIN PLANNING CONSIDERATIONS:

6.
 - i) Principle of development
 - ii) Impact on visual amenity/landscape/woodland
 - iii) Impact on wildlife site
 - iv) Highway Issues
7. In relation to the main planning considerations as noted at paragraph 5:
 - i) Principle of development

The application site lies outside the development boundaries identified in the UDP. Policy GEN 3 permits development outside development boundaries in connection with rural tourism provided there is no unacceptable impact on the social, natural and built environment. Policy STRAT 9 permits small scale tourism projects in the countryside and rural settlements. Policy TSM 9 permits the development of new static caravan/chalet sites provided the site has good accessibility to an adequate local highway network and is accessible by a choice of means of transport; the site can be unobtrusively sited and fully assimilated into the landscape and that the proposal does not unacceptably harm the natural or built environment such as wildlife sites or good agricultural land.

The site is accessed from a main highway with local bus stops located adjacent to the entrance to the site, the bus service links Trefnant to Rhyl, Denbigh and Ruthin. The site is bounded by woodlands on three sides and the proposal includes significant planting with the formation of an earth bund along the northern boundary with additional infill planting along the boundary visible from the A525. With the additional planting along the northern boundaries, the site could not be viewed from any point . There are not any public footpaths

close to the site. The development would not affect visual amenity or adversely impact upon the landscape.

Finally, with regard to criterion iii) and the previous reason for refusal, the scheme proposes significant areas of native tree planting to enhance the existing woodlands and wildlife. The scale of the development has been reduced and the layout improved to provide small clusters, and sensitive hard and soft landscaping, with lighting kept to a minimum number and low level. It is considered that the previous reason for refusal has been addressed and the principle of developing the site for 15 no. static caravans/chalets is acceptable assessed against Policy STRAT 9, TSM 9 and SPG 21, with conditions to control the use of the site.

ii) Impact on visual amenity/landscape/woodland

The proposal includes 4 large areas of extensive planting of native trees arranged around the small clusters where it is proposed to site the caravans/chalets. In order to form an access track along the outer edge of the woodland it would be necessary to remove a minimum of 6 no. trees which would be replaced within the woodland by 200%. The Principal Countryside Officer has raised no objection subject to conditions to ensure appropriate location, size and species of the replacement trees and some alterations to the species proposed within the larger landscaped areas. The proposed site is well screened and with additional planting and a proposed earth bund along the northern boundaries and the site would not be visible from any public vantage points. The ancient woodland would not be affected by the proposal, and the applicant as owner of surrounding land/woodland has and continues to maintain and enhance the woodland.

iii) Impact on wildlife site

The surrounding woodlands are of interest in terms of nature conservation. A previous site survey identified an active badger sett close to the site and further records suggest the presence of great crested newts within the vicinity of the site. The Countryside Council for Wales do not consider an additional ecological survey is necessary prior to determination but recommends a further survey is undertaken prior to works being undertaken, to establish whether either of the above species now occur within 200m of the proposed application site area, as a consequence of an increase in their ecological range. If these species are found, 'Reasonable Avoidance Measures' should be undertaken to ensure that these species and their habitat are not disturbed, or are mitigated for. Such measures may include appropriate fencing and will be subject to the applicant receiving the appropriate licences.

iv) Highway Issues

The Head of Transport & Infrastructure has raised no objection to the proposal subject to the inclusion of conditions requiring revised access details including layout, design, road markings, signing, relocation of bus stop, drainage and construction. It is proposed to provide passing places within the site which should be agreed and constructed prior to the site being brought into use. The visibility splays required for this development are 4.5m by 215m in both directions, this can be achieved within the ownership of the applicant. It is not considered that the development would result in any adverse impact on highway safety. The site is considered to be accessible by a choice of means of transport, given the existence of the main bus route at the site entrance.

SUMMARY AND CONCLUSIONS:

8. The principle of the development is considered acceptable with no adverse impact on the surrounding landscape or on local nature conservation. It is possible to comply with the requirements of the conditions recommended by the Head of Transport & Infrastructure.

RECOMMENDATION: - GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Vehicular passing places shall be provided along the access track leading to the site from the A525, the details of which shall be submitted to and approved in writing by the Local Planning Authority before any work starts on site and the passing places shall be constructed in accordance with the approved details before any static caravans/chalets are brought to the site.
3. The access to the site shall not be as shown on the approved plans but shall be further agreed in writing by the Local Planning Authority. The details to be approved shall include the layout, design, road markings, signing, relocation of bus stops including associated works, drainage and construction, these details shall be agreed in writing by the Local Planning Authority and the work shall be carried out as the approved plans or as otherwise agreed in writing before any works start on site.
4. The proposed access shall have a visibility splay of 4.5m by 215m in both directions measures along the near side edge of the adjoining carriageway over land within the control of the applicant and/or Local Highway Authority and within which there shall be no obstruction in excess of 1.05m in height.
5. Prior to the commencement of the development hereby permitted detailed site surveys shall be undertaken to establish whether Badgers & Great Crested Newts now occur within 200m of the application site area . The surveys, together with any mitigation measures arising from a confirmed presence, shall be submitted to and approved in writing by the Local Planning Authority and any mitigation measures fully implemented prior to the commencement of any works.
6. The proposed septic tank and ancillary soakaway system shall conform to BS6297 and no part of the system shall be sited within 10 metres of any watercourse or within 50m of any water abstraction or well.
7. No more than 15 no. caravans/chalets shall be sited on the application site at any one time.
8. The use of the static caravans/chalets hereby permitted shall be limited to holiday use only and shall not be used for any other use, including as a main residence of the owner/occupier
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) the written approval of the Local Planning Authority shall be obtained in respect of the exact siting, design and external appearance of any buildings required by the conditions of the site licence prior to their erection on site.
10. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment.
11. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

3. To ensure the formation of a safe and satisfactory access.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. In the interests of nature conservation.
6. To ensure the proper drainage of the site and to minimise the risk of pollution.
7. In the interests of visual amenity.
8. For the avoidance of doubt and to ensure the units are occupied for tourism/holiday use as a permanent residential caravan site would be contrary to adopted plan policy.
9. The site is located within a sensitive area wherein the Local Planning Authority wish to ensure that any buildings are of a high standard of design.
10. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
11. To ensure a satisfactory standard of development, in the interests of visual amenity.

NOTES TO APPLICANT:

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway / verge under Section 184 of the Highways Act 1980.

Water SupplyA Water Supply can be made available to serve this proposed development. The developer may be required to contribute (under Section 40-41 of the Water Industry Act 1991) towards the provision of new off site and/or on site water mains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to New Connections Design Department, Players Industrial Estate, Clydach, Swansea, S16 5BQ

You are advised that any mitigations measures arising from a confirmed presence of badgers or great crested newts may require licences from the National Assembly for Wales.

Please see attached advice from the Environment AgencyYou are advised to discuss the landscaping details with the Principal Countryside Officer.

ITEM NO: 2

WARD NO: Prestatyn Central

APPLICATION NO: 43/2006/1159/ PF

PROPOSAL: Erection of two-storey pitched-roof extension at side of dwelling

LOCATION: 4 Stoneby Drive Prestatyn

APPLICANT: Mr & Mrs D Holmes

CONSTRAINTS: Groundwater Vulnerability
Previous Mining Area
Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. PRESTATYN TOWN COUNCIL-
'Object, overbearing and intrusive impact upon the neighbouring property'.

RESPONSE TO PUBLICITY:

Letters of representations have been received from:-

1. Mr J Smyth, 52 Plas Uchaf Avenue, Prestatyn
2. T.J Richardson, 9 Stoneby Drive
3. Mrs J.M. Roberts, 50 Plas Uchaf Avenue

Summary of planning based representations:

- i) Impact on amenity including loss of light, views and overlooking.
- ii) Overbearing form of development out of character with surrounding area
- iii) Impact on the drainage system
- iv) Impact on the structural stability of the adjacent properties

EXPIRY DATE OF APPLICATION: 02/01/2007

PLANNING ASSESSMENT:**THE PROPOSAL:**

1. The extension comprises ground and first floor additions and will take the existing single storey flat roof garage and carport to two storey level with a hipped pitched roof along the side and to the rear of the dwelling. At ground floor level, a garage, enlarged kitchen/dining area, and utility room will be formed, to replace a garage and car port. The extension is level with the front elevation and the roof line sits at a lower level than the existing ridge height. On the first floor level, a bedroom window is proposed on the front elevation, a high level window sited in line with the eaves is proposed on the rear elevation, the en suite and bathroom windows on the first floor level are proposed on side elevation and a side utility window at ground floor level. Materials proposed are render finish with roof tiles to match the existing dwelling.
2. The dwelling is two-storey with, redbrick walls and tiled roof, situated on the northern side of Stoneby Drive. There is an existing single storey garage and carport on the dwelling with a

conservatory to the rear (which was built as permitted development). The ground slopes slightly down to the west of the site. Abutting the north of the site is the rear garden of 50 Plas Uchaf Avenue, and to the west no 6 Stoneby Drive.

RELEVANT PLANNING HISTORY:

3. No relevant history.

PLANNING POLICIES AND GUIDANCE:

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy Gen 6 Development Control Considerations
Policy HSG12 Extensions to Dwellings

SPG 1 Extension to Dwellings

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

MAIN PLANNING CONSIDERATIONS:

- 5.
- i) Principle
 - ii) Visual Appearance
 - iii) Residential Amenity
6. In relation to the main considerations:-
- i) Principle
The principle of the proposal is acceptable and in line with Policy HSG 12 as the scale and form are subordinate to the existing dwelling, the design and materials are in keeping with the existing, and the proposal will not adversely impact on the character and appearance of the locality. The proposal does not represent an overdevelopment of the site.
 - ii) Visual appearance
The visual appearance of the extension is acceptable. The alterations to the side of the dwelling taking the existing single storey element to two storey level and the introduction of a pitched roof represents an improvement on the existing flat roof and car-port. The extension is set back slightly from the front elevation, and set down from the existing roofline with a hipped roof in keeping with the advice in SPG 1.
 - iii) Residential amenity
The proposal will not impact significantly on the privacy and amenity of nearby occupiers. The dwelling has a small triangular wall, screened rear curtilage of approximately 12.5m width and 18m in length along the north boundary. The window proposed on the rear elevation is a high level window which will not increase overlooking. The first floor side windows are bathroom windows and therefore to be obscure glazed. A condition will be attached to any approval removing permitted development rights for any additional windows.

No 52 Plas Uchaf Avenue is located in line with 4 Stoneby Drive and has a small rear curtilage immediately to the north of no. 4. There are no side windows on no. 52. Although no. 50 is set slightly lower and the rear boundary abuts no. 4, it is located in line with no. 52, not directly to the rear of no. 4. Furthermore the window arrangement has been carefully considered to avoid overlooking. It is not considered that the proposal would impact significantly on the residential amenity of the occupiers of Plas Uchaf Avenue through its overpowering nature or would cause overlooking or loss of privacy into their garden areas.

In relation to the comments of the objectors at no. 9 the impact on the view is not considered to be a material planning consideration. There is adequate distance between no. 4 and no. 9 on the opposite side of the road to avoid loss of amenity for no. 9.

There is adequate amenity space and parking remaining to accommodate the requirements of the dwelling.

SUMMARY AND CONCLUSIONS:

7. The proposal is acceptable and is recommended for approval.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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 north-east elevation of the extension hereby permitted at first floor level, unless otherwise agreed in writing by the Local Planning Authority.
3. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
4. The windows on the north-east elevation shall be glazed with obscure glass prior to the occupation of the extension hereby permitted and thereafter retained as such.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity
3. In the interests of visual amenity.
4. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity.

NOTES TO APPLICANT:

None

ITEM NO: 3

WARD NO: Prestatyn Meliden

APPLICATION NO: 43/2006/1330/ PF

PROPOSAL: Erection of first floor extension (amended scheme incorporating enclosed fire escape)

LOCATION: Saints Health and Fitness 8 Ffordd Talargoch Prestatyn

APPLICANT: Mr. Mark Thomas Saints Health and Fitness

CONSTRAINTS: Previous Mining Area
Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. PRESTATYN TOWN COUNCIL
"No objection".
2. PUBLIC PROTECTION
No comment to make.
3. CONSERVATION ARCHITECT
Structure would not impact on Conservation Area.

RESPONSE TO PUBLICITY:

Individual letters received from:-

1. Miss S. Sharp, 14, Ffordd Bryn Melyd, Meliden, Prestatyn
2. Mrs. M. P. O'Donnell, 19, Ffordd Talargoch, Meliden
3. Mr. C. J. Mitchell, Clwyd Bungalow, 7, Ffordd Talargoch, Meliden
4. The Owner/Occupier, Meliden Post Office, 21, Ffordd Talargoch, Meliden
5. Mr. E. Williams, Chairman Meliden Action Group, 17, Ffordd Talargoch
6. Mr. J. Pierce, 12, Ffordd Bryn Melyd, Meliden
7. A. J. Rees, 32, Brynllys, Meliden
8. Mr. P. Wallis, Bro Dawel, Meliden
9. A. C. Winning, 43, Ffordd Pennent, Meliden
10. G.R. Devlin, Red Lion, Meliden
11. J. Hodson, Brookdale Cottage, Brookdale, Cefn-y-Gwrych, Meliden
12. D. R. Pattison, 6, The Brae, Meliden
13. Mr. T. Drew, Bryn Llwyd, Ffordd Talargoch, Meliden
14. Mr. J. J. Evans, 1, Rhodfa Ganol, Meliden
15. Mr. P. Griffiths, 11a, Ffordd Pennant, Meliden
16. Ms. N. M. Wilks, 7, Lon Elan, Meliden
17. The Owner/Occupier, 43, Ffordd Pennent, Meliden
18. J. Hughes, Red Lion Inn, 4, Ffordd Talargoch, Meliden
19. L. Williams, 17, Ffordd Talargoch, Meliden
20. Meliden Action Group standard letter signed by 22 individuals

Summary of Planning Based Representations

- i) Concerns over parking congestion in village
- ii) Visual impact of building generally as well as fire escape

EXPIRY DATE OF APPLICATION: 24/01/2007

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The application site is located just to the south of the designated Conservation Area in the village of Meliden. Saints Health and Fitness club is a long established leisure facility having been in existence since the 1970's.
2. Members may recall permission was given in February 2006 for a first floor extension and internal alterations to upgrade the leisure facility. This permission is being implemented and is nearing completion.
3. During the course of construction, certain amendments have been required in order to ensure compliance with Building Regulations and to keep the design of the building relatively symmetrical to the front elevation. Due to the nature of the ground works and the subsequent steelwork used on the extension the overall height of the structure has been constructed some 400mm higher than the previously permitted 8m. This in itself is a revision which would normally be acceptable as a working amendment.
4. Given the size of the first floor gymnasium which was permitted, it was determined that some form of external means of escape would be required in order for travel distances out of the building to comply with Building Regulations. As such an amendment was sought to allow for an external fire escape stair. As a new element to the scheme, the applicant was requested to submit a fresh planning application.
5. It is important to emphasise that consideration can only be given to the proposed fire escape stair when assessing this scheme. Whilst concerns have been raised in relation to the previously permitted scheme, it has been explained to residents at meetings attended by Officers that the scheme being constructed has planning permission and has been adjudged acceptable.
6. The fire escape stair is to be located on the south-west side of the building and following negotiations with Officers during the course of the application will now be enclosed in materials to match the main building. The structure would project some 3.4m to the south of the main building and be set back some 3m from its front. It would have a maximum height of 6.5m to the grey steel roof some 1.9m lower than the main ridge line.

RELEVANT PLANNING HISTORY:

7. 2/PRE/509/75

Extension to squash club court and viewing gallery – GRANTED – 1975

43/237/96/PF

Erection of new front elevation and new access – GRANTED – 12/6/96

43/2005/1100/PF

Erection of first floor extension and internal alterations to existing premises – GRANTED – 22/2/06

PLANNING POLICIES AND GUIDANCE:

8. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
- Policy GEN 6 - Development Control Requirements
 - Policy REC 4 - Recreation Facilities within Development Boundaries
 - Policy CON 6 - Development adjacent to Conservation Areas
 - Policy TRA 9 - Parking and Servicing Provision
 - SPG 13 - Conservations Areas

GOVERNMENT GUIDANCE
Planning Policy Wales, March 2002

MAIN PLANNING CONSIDERATIONS:

9.

- i) Principle of development
- ii) Impact on visual amenity
- iii) Impact on residential amenity
- iv) Impact on highway safety

10. In relation to the points raised in paragraph 9 above:-

- i) Principle
As explained in paragraph 3 above, the escape stair has been requested in order to comply with Building Regulations. Such structures are a feature on many similar buildings and it is considered to be acceptable in principle.
- ii) Visual Amenity
Following discussions with Officers, the applicants have agreed to enclose the escape stair in materials matching the roof panels and cream render used on the main building. Many of the letters of objection received make reference to the visual appearance of the permitted extension and claim the further enlargement with the fire escape stair will compound the impact. Both the permitted scheme and this proposed escape stair scheme are considered visually acceptable and the Conservation Architect has raised no objection. The height of the main building does not project above the nearby Masonic Hall and during the previous application only one resident had raised such concerns. As such, the visual impact of the new escape stair section, set back from the main front and lower than the main ridge height, would be acceptable.
- iii) Residential Amenity
The escape stair section to the south of the building would be some 24m from the rear of the dwellings at a higher level on Ffordd Bryn Melyd. A line of high conifer trees are also sited (in part) along that relevant boundary thus screening the escape stair from the higher vantage points to the south-west. The structure would also be some 45m from the properties on Ffordd Talargoch. Whilst it is acknowledged that the original extension will obviously have some impact on dwellings nearby given its increased height the escape stair would not create any significant further detriment to any nearby residential amenity.
- iv) Highway Safety
The letters of objection received also make reference to certain parking difficulties experienced in the village between certain hours of the day when the premises is at its busiest. Discussions are on-going with residents and highway officers in order to address the concerns raised. The introduction of the escape stair does not, however, impact upon any existing car parking spaces and this current proposal will not have any direct impact upon the parking in the village between those peak hours of 5pm – 7p.m.

SUMMARY AND CONCLUSIONS:

11. The proposed escape stair is required to ensure Building Regulations are met. The structure would be enclosed and is set back from the front of the main building and below its ridge so as to minimise its visual impact. It would be a sufficient distance from nearby neighbours and does not impinge on any existing parking areas.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.

The reason(s) for the condition(s) is(are):-

1. In the interests of visual amenity.

NOTES TO APPLICANT:

None

MGH

ITEM NO: 4
WARD NO: Rhyl South
APPLICATION NO: 45/2006/1249/ PF
PROPOSAL: Erection of single-storey all-weather timber-framed beer garden to side of premises.
LOCATION: Ffordd Derwen PH 201 Rhuddlan Road Rhyl
APPLICANT: Pathfinder Pubs
**CONSTRAINTS:
PUBLICITY
UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. RHYL TOWN COUNCIL
"No Objection".
2. PUBLIC PROTECTION
No comments to make
3. LICENSING SECTION
No formal observations

RESPONSE TO PUBLICITY:

- Letter of representation received from:
1. J V Threlfall of 1 Ffordd Derwen, Rhyl

Summary of planning based representations:

- i) Loss of view
- ii) Smoke from pub users blowing directly into their house
- iii) Noise

EXPIRY DATE OF APPLICATION: 20/12/2006

REASON FOR DELAY IN DECISION:

- Timing of receipt of representations

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The proposal is a full planning application for the erection of a single storey all weather timber framed beer garden to the side of a two storey public house.
2. The pub is on the outskirts of Rhyl. It is situated off a busy roundabout, with another pub and a convenience store nearby.

3. The pub is adjacent to a small single storey bungalow (1 Ffordd Derwen). The distance between the proposed extension and the boundary with the bungalow would be some 4m.
4. The timber framed structure will run along the southern elevation of the pub. It will extend 4.2m out from the pub, with a width of 6.2m along the elevation of the pub. The structure will have a flat roof at a height of 2.8m.
5. The application is related to the new legislation concerning the smoking ban in employment areas, that is to be brought into force in April 2007. The applicants intend to use the new area as their designated smoking area.
6. The proposal will be constructed of solid timber boarded panels to be painted between posts. There will also be hinged trellis to be installed between the posts. The proposal will have a stained finish.

RELEVANT PLANNING HISTORY:

7. None.

PLANNING POLICIES AND GUIDANCE:

8. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy GEN 6 – Development Control Requirements
Policy EMP 4 – Employment Development Within Development Boundaries

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

MAIN PLANNING CONSIDERATIONS:

9.
 - i) Residential Amenity
 - ii) Visual Amenity
10. In relation to the main considerations at paragraph 9:-
 - i) Residential Amenity
As the applicants intend to use the new area as their designated smoking area, it is important to consider the effects that the proposal would have on local residences, in particular the bungalows on Ffordd Derwen in terms of nuisance caused by smoke and noise from pub patrons.

The area is currently open space by the car park upon which are sited picnic tables and benches for pub patrons to use. It is not considered that the new proposal would cause more noise or nuisance than the current situation. This view is backed up by Public Protection who have raised no objections to the proposal.

The proposal will extend south from the existing building 4.2m. This has led to an objection from the occupant of 1 Ffordd Derwen, of a loss of a view of the Clwydian hills to the south-east. The proposed single storey flat roof extension, will be not project beyond the 45 degree line from the centre of the most affected window of 1 Ffordd Derwen. In any event, loss of view is not normally a material planning consideration.

- ii) Visual Amenity
The proposal is small scale in relation to the building and street scene and would be acceptable in terms of visual amenity..

SUMMARY AND CONCLUSIONS:

11. The proposal is acceptable in terms of its residential and visual amenity impacts.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No sound amplification equipment or loudspeakers shall be operated in the extension.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To protect the amenities of occupiers of nearby properties.

NOTES TO APPLICANT:

None

SES

ITEM NO: 5
WARD NO: Rhyl South East
APPLICATION NO: 45/2006/1401/ PF
PROPOSAL: Erection of 4 no. dwellings (Amendments to previously approved scheme at plots 2 - 4 (inc) of planning permission ref 45/2005/0572/PF)
LOCATION: Land rear of Bryn Avenue at West side of Tynewydd Road Rhyl
APPLICANT: Mr J Franklin
CONSTRAINTS:
PUBLICITY UNDERTAKEN: Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. RHYL TOWN COUNCIL
"Object – the proposed access onto Tynewydd Bridge is considered dangerous for both pedestrians and motor traffic"
2. HEAD OF TRANSPORT & INFRASTRUCTURE
No objection subject to conditions.

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 21/1/2007

REASON FOR DELAY IN DECISION:

- timing of receipt of representations

PLANNING ASSESSMENT:

THE PROPOSAL

1. The site comprises a vacant plot of land within the development boundary of Rhyl. It is wedged between the rear gardens of houses at Bryn Avenue and Tynewydd Road, where it meets the railway line. The site has recently been cleared of all vegetation following a previous grant of planning permission. The site is relatively level with the rear gardens of those properties at Bryn Avenue, but levels do fall away slightly to the northern boundary (near to the railway line). The north eastern boundary forms an embankment along the Tynewydd Road. The proposal is to create a vehicular access onto Tynewydd Road.
2. This application is an amended scheme for plots 2, 3 and 4 from one previously granted in 2005 under permission ref 45/2005/0572/PF. This previous application was for the erection of 4 no. 2 bed bungalows on the site, with plot 1 to be provided as an affordable unit for Tai Clwyd. This application proposes alterations to the design and layout to provide 3 bed units on plots 2,3 and 4. This application does not include any alterations to plot 1.

RELEVANT PLANNING HISTORY:

3. **45/2004/0331/PF** Erection of 4 no. dwellings with perimeter screen walling/fencing and formation of new vehicular/pedestrian access (resubmission of application ref. no. 45/2003/1382/PF) – REFUSED for two reasons – 8/9/04
- i) Cramped form of development, out of character with area to the detriment of the amenity future occupants.
 - ii) Detriment to adjacent residential amenity by creating noise/disturbance along the boundary.

The application was subsequently appealed with the Planning Inspectorate upholding refusal 1 and dismissing refusal reason 2. Appeal dismissed – 2/3/05. Partial award of costs on refusal reason 2.

45/2005/0572/PF Erection of 4 no. dwellings, and construction of new vehicular access and associated screen walling/fencing. GRANTED 26/7/05

45/2006/0757/PF Amended house type to plot 1 (affordable unit) previously approved under code no 45/2005/0572/PF PENDING - Section 106 agreement.

PLANNING POLICIES AND GUIDANCE:

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
- Policy STRAT 5 - Design
 - Policy GEN 1 - Development within Development Boundaries
 - Policy GEN 6 - Development Control Requirements
 - Policy ENV 1 - Protection of the Natural Environment
 - Policy HSG 2 - Housing Development in Main Centres
 - Policy TRA 6 - Impact of New Development on Traffic Flows
 - Policy TRA 9 - Parking & Servicing Provision

Supplementary Planning Guidance 21 - Parking Standards in New Developments

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

MAIN PLANNING CONSIDERATIONS:

- 5.
- i) Principle of development.
 - ii) Impact on residential amenities.
 - iii) Impact on visual amenity
 - iv) Highway considerations.
 - v) Affordable Housing
6. In relation to the main planning considerations at paragraph 5:
- i) Principle
The development of a site within the development boundary is considered acceptable and the principle of the development has already been accepted.
 - ii) Impact on residential amenity
In relation to the impact of the dwellings on adjacent residential amenity, the finished floor levels of the new dwellings would be set at approx 7.8m at plot 2, 7.95m at plot 3 and 8.10m at plot 4 with the floor levels of the existing properties on Bryn Avenue set at approx 7.75m. The floor levels of the new dwellings are therefore comparable to those of existing residential properties in the locality, and with all accommodation proposed at ground floor level and the erection of a 1.8m high wall along the boundary, neighbouring properties would not be adversely affected by the proposal.

In relation to the level of amenity afforded to future residents of the bungalows, the revised scheme does not provide integral garages and makes the use of this space within the approved floor layout to provide an additional bedroom. Each unit would be provided with 2 no. car parking spaces. The alterations to the layout would allow a slightly larger rear garden area adjacent to the embankment with Tynewydd Road. Subject to the use of appropriate boundary treatments and landscaping it is considered that there would be an acceptable level of amenity afforded to the future occupiers of the dwellings.

iii) Impact on visual amenity

The proposed bungalows are considered acceptable in design and appearance and would be reflective of adjacent properties within the vicinity which are bungalows with modest domestic curtilages. Subject to the use of appropriate external materials, there would be no unacceptable impact on the visual amenities of the area.

iv) Highway considerations

The comments of Rhyl Town Council are noted as regards detriment to highway safety. However, the access has previously been approved in this position and the Highway Engineer has not objected to the proposal subject to a condition. In assessing the proposals, the Highway Engineer states that given the small amount of traffic generated by the proposal and the traffic calming effect of the two, recently constructed, pedestrian refuges on Tynewydd Road to the south of the proposed access, he would accept the reduced visibility splay of 45 metres to the south, which conforms with guidance for traffic speeds of 25mph (the bridge restricts forward visibility and therefore the maximum safe speed over the bridge will be lower than the 30mph limit).

v) Affordable Housing

The application previously approved for 4 no dwellings required 1 no affordable housing unit to be provided on site. This is to be provided at Plot 1 for Tai Clwyd as a special needs unit and the Section 106 agreement is in progress to secure this. Condition no. 12 reinforces this position.

SUMMARY AND CONCLUSIONS:

7. The principle of the development is acceptable with no adverse impact on residential amenity, visual amenity or highway safety. The Council's affordable housing policy has been applied to previous permissions.

RECOMMENDATION: - GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The proposed access shall have a visibility splay on 90 metres x 2.4m to the left and 45m x 2.4m to the right along the nearside edge of the carriageway overland within the control of the applicant and/or Highway Authority and within which there shall be no obstruction in excess of 1.05m in height.
3. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and which shall be completed prior to the proposed development being brought into use.
4. The detailed layout, design, drainage, street lighting, signing, construction of the access road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site works.
5. The estate road and footways shall be surfaced to basecoat standard before any dwellings which it serves are occupied.
6. The estate road shall be kerbed and the carriageway and footways finally surfaced and completed before any dwelling in the estate is occupied or within two years if the commencement of works on the site

or such any other period as may be agreed in writing with the Local Planning Authority, whichever is the sooner.

7. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
- (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
- (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (e) Proposed positions, design, materials and type of boundary treatment.

8. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

9. No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the walls and roofs of the development hereby permitted and no materials other than those approved shall be used.

10. Notwithstanding the provisions of Classes A, B, D, E of Part 1 and Class A of Part 2 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.

11. The finished floor levels of the dwellings hereby approved shall be strictly as shown on the approved plan or unless otherwise agreed in writing by the Local Planning Authority.

12. The dwellings hereby permitted shall not be occupied until the affordable housing unit on Plot 1 has been completed and is available for occupation as an affordable housing unit.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that adequate visibility is provided at the point of access to the highway.
3. To provide for the loading, unloading and parking of vehicles clear of the highway and to ensure that reversing into or from the highway is rendered unnecessary in the interest of traffic safety.
4. To ensure that the estate road system is constructed to a standard suitable for adoption and, in the interest of traffic safety, is capable for the amount of traffic that is likely to be generated by the proposal.
5. In the interest of traffic safety.
6. In the interest of traffic safety.
7. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
8. To ensure a satisfactory standard of development, in the interests of visual amenity.
9. In the interests of visual amenity.
10. In the interests of residential and/or visual amenity.
11. In the interests of visual and residential amenities.
12. To ensure provision of affordable housing.

NOTES TO APPLICANT:

None

EOC

ITEM NO: 6

WARD NO: St Asaph East

APPLICATION NO: 46/2006/1256/ PF

PROPOSAL: Change of use of first-floor lounge to baby room for day nursery and increase in numbers by 10 additional children

LOCATION: Goleufan Chester Street St. Asaph

APPLICANT: C.J Green St Asaph Day Nursery

CONSTRAINTS: Groundwater Vulnerability
Conservation Area

PUBLICITY UNDERTAKEN: Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

4. ST ASAPH CITY COUNCIL-
"Object on the grounds that there is insufficient parking and further vehicles dropping off and picking up children from the site would cause a traffic hazard."
5. HEAD OF TRANSPORTATION & INFRASTRUCTURE-
The site has been monitored between the hours of 8am and 9.30am on a week day and no traffic problems were observed. There are also no objections from the neighbours. The case officer does not consider the proposed increase in child numbers by 10 will have an adverse effect on the highway adjacent to the site and therefore, has no objection. However any further increase in pupil numbers in the future will have to be considered very carefully.
6. CARE STANDARDS INSPECTORATE FOR WALES
No objection

RESPONSE TO PUBLICITY:

None received

EXPIRY DATE OF APPLICATION: 31/12/2006

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The proposal relates to a property used as a day nursery and is for the change of use of the first floor living room to baby room and to increase the numbers of children by 10 to a total of 44 no. children.
2. Goleufan is a large two storey detached property with side access leading to a parking area at the rear. The property currently operates as a day nursery for 34 no. children with childcare facilities on the ground and first floor.

RELEVANT PLANNING HISTORY:

3. **46/2001//1079 /PS**
Variation of Condition No. 4 on 2/APH/391/86 to allow an increase in numbers from 23 to 31.
Granted 26/11/2001

46/2001/590/PF

Change of use of first floor bedroom to baby room for day nursery and increase in numbers by 3 additional children. Granted 09/07/20004

PLANNING POLICIES AND GUIDANCE:

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy Gen 6 - Development Control Considerations
Policy CF1- Community Facilities

SPG 3 Children's Day Care
SPG 21 – Parking Requirements in New Developments

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

MAIN PLANNING CONSIDERATIONS:

- 5.
- i) Principle
 - ii) Residential Amenity
 - iii) Highways
6. In relation to the main considerations:-
- i) Principle
The principle of the proposal is acceptable and in line with Policies GEN 6 and CF1 and SPG 3 as the site is located to serve the local population, accessible to non-car users and located within the St Asaph development boundary. The proposed use is established so the issue relates to the increased use of the premises with a further 10 children.
 - ii) Residential amenity
The proposal will not impact significantly more than at present on the privacy and amenity of nearby occupiers. It is a daytime use and unlikely to generate excessive noise levels. The property is a large detached property with rear curtilage and there is adequate amenity space to accommodate the requirements of the intensified use.
 - iii) Highways
Highways have not objected to the proposal. It is considered that the provision of 2 no. parking spaces to the rear and parking at the front remains adequate for the intensified use and the related picking up and dropping off which would not impact on highway safety or lead to a proliferation of parking on the highway. A condition will be attached to control the number of children using the nursery.

SUMMARY & CONCLUSIONS:

7. The proposal is acceptable and subject to conditions is recommended for permission.

RECOMMENDATION: GRANT- subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2. No more than 44 children shall be accommodated on the site at any one time.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of amenity and highway safety.

NOTES TO APPLICANT:

None

ITEM NO: 7

WARD NO: Denbigh Upper / Henllan

APPLICATION NO: 01/2006/0663/ PO

PROPOSAL: Development of 0.09 hectares of land by erection of agricultural worker's dwelling and installation of private treatment plant (Outline application)

LOCATION: Land at Tan y Marian Denbigh

APPLICANT: Messrs J.LI., H.M. & E.LI. Edwards

CONSTRAINTS: Public Footpath / Bridleway

PUBLICITY UNDERTAKEN: Site Notice - Yes Press Notice - Yes Neighbour letters - Yes

CONSULTATION RESPONSES:

4. DENBIGH TOWN COUNCIL
'No objection'
5. PROPERTY SECTION
Tan y Marian farm is a starter farm with 14.22 ha associated with it which is tenanted out to the applicant for life. Further field parcels are also tenanted out to the applicant on short term tenancies by the county council. The tenancies on these parcels could expire in March 2008, with no guarantee that the land would be offered on a further farm business tenancy.
6. ADAS
State that this is a difficult case, but on balance it is considered that sufficient argument exists for a second key worker to be resident on the site, with the report concluding that the functional and financial tests for two key workers to be resident on the site have been met.
7. PUBLIC PROTECTION
The discharge from the private sewerage treatment plant should not contaminate any water supply and that sub surface drainage should comply with BS standards.
8. FOOTPATH OFFICER
Suggests standard advice to the applicants
9. HEAD OF TRANSPORT & INFRASTRUCTURE
No objection

RESPONSE TO PUBLICITY:

- Letter of support received from:
1. Farmers Union of Wales (FUW)

EXPIRY DATE OF APPLICATION: 19/07/2006

REASONS FOR DELAY IN DECISION:

- delay in receipt of key consultation response(s)

- additional information required from applicant

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The application site is in the open countryside, some 2 miles outside the main town centre of Denbigh. Access to the site is off the A543 Denbigh to Groes road. The site, for the dwelling is part of an open field at the entrance of the farm known as Tan y Marian, and extends to 0.08ha in area.
2. Tan y Marian is a “starter farm” owned by Denbighshire County Council, let to the tenant (applicant) on a lifetime lease. It extends to 14.22ha, with a further 5 fields surrounding the farm let to the applicant on a short term lease. The applicant farms a total land bank of 87.8 ha including the land at Tan y Marian. (For the purposes of the assessment compiled by ADAS, the un-secure land as identified by property services is not taken into consideration). The complex at Tan y Marian comprises of a detached two storey dwelling of brick construction, brick built outbuildings, and a further modern agricultural building, used for the keeping of livestock and as a milking parlour. All the buildings on the site are used for agricultural purposes.
3. The application is made by Mr J.LI. Edwards who runs the enterprise in partnership with H.M Edwards (partner) and Mr E. LI Edwards (son). The application is made in outline form with all detailed matters reserved for future consideration. The dwelling is proposed to house Mr E. LI Edwards who currently resides with his parents at the main farmhouse at Tan y Marian. Mr E.LI Edwards is responsible for assisting his father with day to day management of the farm and is also responsible for running a milk round in Cerrig y Drudion and Caerwys.

RELEVANT PLANNING HISTORY:

4. None

PLANNING POLICIES AND GUIDANCE:

5. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
 - Policy GEN3 – Development outside development boundaries
 - Policy GEN6 – Development Control Requirements
 - Policy HSG6 – New dwellings in the open countryside
 - Policy SPG9 – Agricultural and forestry workers dwellings

GOVERNMENT GUIDANCE

TAN6 – Agricultural and Rural Development Planning Policy Wales March 2002 (June 2000)

MAIN PLANNING CONSIDERATIONS:

6.
 - i) Principle of development taking into account
7. In relation to the main planning considerations as noted in paragraph 6 above:
 - i) Principle:
Policy GEN3 looks at development outside development boundaries, and criterion i) states that development in connection with housing a farm worker is acceptable development subject to the provisions of Policy HSG6. HSG6 sets out the tests for development proposals relating to the erection of agricultural workers dwellings, and this report is based on evaluation of these tests:
 - a) Existing accommodation or buildings suitable for conversion on the site:
There is an existing dwelling on the farm complex which is currently occupied by the

partnership that runs the farm. A series of outbuildings exist on the complex but these are in active use for agricultural purposes. No buildings are therefore available for conversion and the existing dwelling on the complex is used by the applicants in connection with the agricultural activity on the site.

b) Existing agricultural workers dwellings available in the locality or dwellings in the nearest settlement:

The nearest settlement to the application site is the town of Denbigh, some 2 miles from the site. The applicants state that it is not practical to live in the nearest settlement 'as this adds to the business difficulties for the operation of the farm and unsustainable extra travel'. There are no other dwellings in the locality which have been demonstrated to be available for the required purpose.

c) Independent report on the functional and financial need for the development: The authority has commissioned an independent report by ADAS to assess the functional and financial requirement for the dwelling. In relation to each test:

1. *Functional requirement:* ADAS have concluded that there is sufficient argument for a second key worker to live in a separate dwelling at Tan y Marian to provide labour for the enterprise and to be on hand for security and animal welfare reasons. The stocking numbers on the farm and the presence of both cattle and sheep mean that the need for two workers can be argued. The production of milk from the site to be used in the milk rounds of Mr E. Ll. Edwards means that a case can be made for the presence of two key workers. (Although ADAS point out the diversification of the farm towards milk production is a matter for discussion and is not in itself given weight in the appraisal for a second key worker). Diversification does however demonstrate the intention of the enterprise to expand in the future. Concerns have been raised by Denbighshire County Council's Property section in relation to the security of the land on which the development is proposed, but in their report, ADAS state that this land has not been taken into consideration and that the functional requirement for a second key worker can be argued without this land. The Authority can not guarantee that this land on short term lease will be available to the current tenant in the short term (after 2008) or for Mr E. Ll. Edwards in the future when the life time tenancy offered to his father expires.
2. *Financial requirement:* Account details for the enterprise have been forwarded to ADAS, who have confirmed that the financial test outlined in TAN6 is satisfied.

d) Siting, scale, form and design of the dwelling is not intrusive in the landscape and relates to the farm complex: The application site is at the entrance to Tan y Marian farm. Whilst this is somewhat divorced from the farm (at a distance of some 200m), the applicant has provided justification for the site location which would appear to best meet the functional requirement identified in the ADAS report. The siting, size, scale, design and external appearance of the dwelling is not to be considered as the application is for outline permission only. Therefore these issues would form part of any reserved matters application in the future.

e) The dwelling is sympathetic to the character, appearance and traditional building styles of the surrounding area: Again, the application is in outline only and therefore these details would form part of any application for reserved matters in the future

- f) The size and floorspace of the dwelling is commensurate to that which the enterprise can sustain: The application is in outline format, these details would be considered at reserved matters stage.

SUMMARY AND CONCLUSIONS:

8. The application is for the erection of an agricultural workers dwelling on land associated with Tany Marian Farm, Denbigh. The application is made in outline form with all matters subsequently reserved for future consideration. ADAS conclude that there is justification for a second key worker to live in a separate dwelling on the site

RECOMMENDATION: - GRANT: for the following reason:-

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The occupancy of the dwelling shall be limited to a person, solely or mainly working, or last working, in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, or a widow/widower of such a person, and to any resident dependants.
5. All planting, seeding, turving, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following commencement of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. Permission has only been granted because there is an essential long term agricultural/forestry need which is considered sufficient to override the general presumption against new residential development in this area.
5. To ensure a satisfactory standard of development, in the interests of visual amenity.

NOTES TO APPLICANT:

You are advised that a public right of way lies adjacent to the development. The right of way must not be disrupted during the duration of building works.

ITEM NO: 8

WARD NO: Denbigh Lower

APPLICATION NO: 01/2006/1332/ PF

PROPOSAL: Erection of two-storey and single-storey pitched roof extensions at side of dwelling and dormer windows to rear

LOCATION: Treflys Ruthin Road Denbigh

APPLICANT: Mr & Mrs S Powell

**CONSTRAINTS:
PUBLICITY
UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. DENBIGH TOWN COUNCIL
"The council does not wish to raise any objections to the application"

RESPONSE TO PUBLICITY:

Letters of representation received from:

1. Mrs. M. Pearce, 36, Myddleton Avenue, Denbigh
2. Owen Devenport Ltd., 23, Wynnstay Road, Colwyn Bay (on behalf of Mr & Mrs Murray of Pine Tree Court)
3. Mr. A. J. Murray, Pine Tree Court Nursing Home, Ruthin Road, Denbigh (including a 39 page petition)

Summary of planning based representations:

- i) Loss of light/overshadowing
- ii) Loss of privacy
- iii) Over development of the site
- iv) Impact on character of area/property

EXPIRY DATE OF APPLICATION: 04/01/2007

REASONS FOR DELAY IN DECISION:

- timing of receipt of representations

PLANNING ASSESSMENT:

THE PROPOSAL:

1. This application relates to a large Victorian two storey detached dwelling on Ruthin Road, Denbigh. It is constructed of red brick and slate roof. The dwelling has a large curtilage which incorporates parking and turning area to the front and garden area to the rear. The surrounding properties are all of a similar scale and are set within similar sized plots.
2. It is proposed to extend the property in two ways. Firstly it is proposed to extend the front of the dwelling by way of a two storey pitched roof extension which would project 3 metres. To the rear it is proposed to erect a single storey, pitched roof hipped gable end extension. This would

project 4.3 metres and be 3.5 metres high to ridge (2.3 metres to eaves). Two dormer windows would be inserted to the rear roof. Materials are to match existing.

RELEVANT PLANNING HISTORY:

3. 1/14365 - Two storey side extension granted permission 21/10/1996. It is this permission that allowed the side elevation of Treflys to be extended right up to the boundary with Pine Tree Court.

01/2006/0386/PF - A scheme for two larger extensions was refused in July 2006. It was refused on the grounds that the rear extension projected 7 metres and was 4 metres high. It also incorporated a first floor element into the scheme which projected 4.5 metres from the existing roof plane at a height above ground of 6 metres. It was considered that this proposal created an overbearing form of development and would result in a negative impact upon the neighbouring dwellings amenity. Reference was also made to the scale of the previous extension, in that the cumulative effect of all the extensions was not subordinate to the original dwelling.

PLANNING POLICIES AND GUIDANCE:

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy GEN 1 – Development Within Development Boundaries
Policy GEN 6 – Development Control Requirements
Policy HSG 12 – Extensions to Dwellings

SUPPLEMENTARY PLANNING GUIDANCE
SPG 1 - Extensions to Dwellings

GOVERNMENT GUIDANCE
Planning Policy Wales – March 2002

MAIN PLANNING CONSIDERATIONS:

5.
 - i) Impact on visual amenity
 - ii) Impact on residential amenity
6. With regard to the considerations in paragraph 6 above:
 - i) Impact on visual amenity
The design and materials of the proposal are considered to be in keeping with the style of the original dwelling and surrounding area. The scale of the proposal is now relatively modest, so that in relation to the existing dwelling, the extensions are considered subordinate. As such it is argued that the proposal meets the requirements of Policy HSG 12 in terms of scale, form and design. Therefore the visual amenity of the dwelling and surrounding area would not be harmed.
 - ii) Impact on residential amenity
The proposed extensions would be sited along the boundary between Treflys and Pine Tree Court. Between the boundary and side elevation of Pine Tree Court is an access drive to the rear of Pine Tree Court measuring 3 metres wide. Treflys abuts the boundary and runs parallel to the Pine Tree Court for a length of 12.9 metres. Its rear building line is approximately parallel to that of Pine Tree Court whilst the front building line is set back from Pine Trees Court.

The side elevation of Pine Tree Court, which faces the application site, has two windows which would look onto the proposed front extension. This first is a narrow ground floor window serving the dining room and is approximately 1 metre behind the front building line of Treflys. The second is a first floor bedroom window which over looks the application site.

It is considered that given the existing situation, the separation distances involved and the scale of the proposal, that the proposed front extension would cause limited loss of light to Pine Tree Court and would not result in a loss of privacy for the inhabitants.

The rear extension is single storey and would be 2.3 metres high along the boundary. This is only some 0.5m above the existing brick boundary wall. The ridge of the proposed extension would be 3.5 metres high and 2.4 metres from the boundary. The neighbouring property, Pine Tree Court, has a conservatory projecting from the rear elevation, which is approximately 4 metres from the boundary/application site. The proposal would be acceptable as no significant loss of light would occur. With no windows inserted on the side elevation it is not considered that there would be a loss of privacy.

The dormer windows would incorporate pitched roofs and would not lead to significant overlooking.

The representations made have been considered and noted. However, it is considered that any loss of light or privacy as a result of this application is not sufficient enough to warrant refusing this application on amenity grounds.

SUMMARY AND CONCLUSIONS:

7. The proposal is considered to comply with policies and guidance relating to the extensions of dwellings. It is therefore considered acceptable.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. 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 east elevation of the extension hereby permitted at first, floor level, unless otherwise agreed in writing by the Local Planning Authority.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity.

NOTES TO APPLICANT:

None

ITEM NO: 9

WARD NO: Llandyrnog

APPLICATION NO: 09/2006/1395/ PF

PROPOSAL: Erection of pitched-roof sun lounge and dining-room extension at rear of dwelling

LOCATION: 20 Bro Lleweni Bodfari Denbigh

APPLICANT: Mr John Cahill

CONSTRAINTS:

PUBLICITY UNDERTAKEN: Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

2. ABERWHEELER COMMUNITY COUNCIL
"Members of Aberwheeler C.C object to this planning application for the following reasons:-
 1. Loss of light to 18 & 22 Bro Lleweni
 2. Object to the height of the two apexes
 3. Extension out of line/character to Bro Lleweni
 4. Window in roof does not comply with the way this executive development was built
 5. The proposed extension is too large for size of bungalow."

RESPONSE TO PUBLICITY:

Letters of representations received from:

1. Mrs. L. McDonald, 18, Pen y Coed, Bro Lleweni, Bodfari
2. K. Kennerley, 22, Bro Lleweni, Aberwheeler, Bodfari, Denbigh
3. S.E.D. Richards, 21, Bro Lleweni, Bodfari

Summary of planning based representations:

- (i) Concerns raised over loss of outlook
- (ii) Extension out of characte with existing dwelling and estate

EXPIRY DATE OF APPLICATION: 21/01/2007

REASONS FOR DELAY IN DECISION:

- timing of receipt of representations

PLANNING ASSESSMENT:**THE PROPOSAL:**

1. The application site is located on an estate just off the B5429. The property is located in a row of detached bungalows all with similar footprints. The dwelling on site is a detached bungalow constructed from redbrick with concrete roof tiles. There is a garden area and driveway to the front and a relatively large curtilage to the rear which back onto open fields.
2. The proposal is to erect a pitched-roof sun lounge to the rear of the existing dwelling and a pitched-roof extension to the existing dining room. The new sun lounge would project approx. 4m to the rear, whilst the dining room would be extended by some 2m. The combined extension

would be 10m in width and be in the form of a double pitched roof. The height of the sun lounge would measure 2.4 metres to the eaves and 4.4 metres to the ridge. The height of the dining room extension would measure 2.4 metres to the eaves and 4 metres to the ridge. Both the pitched-roofs would be below the roof height of the existing dwelling.

RELEVANT PLANNING HISTORY:

3. None relevant

PLANNING POLICIES AND GUIDANCE:

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy GEN 6 – Development Control Requirements
Policy HSG 12 – Extensions to dwellings

SUPPLEMENTARY PLANNING GUIDANCE
SPG 1 – Extensions to dwellings

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

MAIN PLANNING CONSIDERATIONS:

5.
 - i) Principle of development
 - ii) Visual amenity impact
 - iii) Residential amenity impact
6. In relation to the main planning considerations as noted above:
 - i) Principle
Whilst the site is not within a defined settlement boundary, the proposed development is within a residential curtilage of a dwellinghouse and it is reasonable to allow a sympathetic householder development provided the proposal is compliant with Policy HSG 12 and SPG 1.
 - ii) Visual amenity impact
The size and scale of the proposed extensions are considered to be subordinate to the original dwellinghouse. The materials it is proposed to use are to match the existing and are therefore acceptable in accordance with Policy HSG 12 and SPG 1. The height of the pitched-roof extensions would not exceed the ridge of the main dwellinghouse and the design would be in character with the existing dwelling.
 - iii) Residential amenity impact
It is not considered that the proposed development would have an adverse residential amenity impact. A boundary fence of 1.8m high separates no. 18 and no. 20 Bro Lleweni and there are no 'principal' windows on the side elevation of no. 18. Whilst the extension would be visible from the side windows of No. 18, the distances involved are such that no loss of light or privacy would occur to neighbouring properties. The proposal is therefore in accordance with Policies GEN 6 and HSG 12, and SPG 1.

SUMMARY AND CONCLUSIONS:

7. The proposal is compliant with planning policy as it is acceptable in principle and would not cause harmful amenity or residential impact. The application is recommended for approval.

RECOMMENDATION: - GRANT -subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.

NOTES TO APPLICANT:

None

ITEM NO: 10

WARD NO: Llanrhaeadr Yng Nghinmeirch

APPLICATION NO: 14/2006/1331/ PF

PROPOSAL: Erection of steel portal-framed sheep shed and fodder store and retention of access track

LOCATION: Land Adjacent To Pistyll Gwyn Bontuchel Ruthin

APPLICANT: Mr D Roberts

CONSTRAINTS:

PUBLICITY UNDERTAKEN: Site Notice - no Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. CYFFYLLIOG COMMUNITY COUNCIL
"No objections".
2. PUBLIC PROTECTION
No objections
3. HEAD OF TRANSPORT & INFRASTRUCUTRE
No objection

RESPONSE TO PUBLICITY:

Letters of representation received from:

1. Paul H May, Ysgubor Isa

Summary of planning based representations:-

- (i) Scale of proposal
- (ii) Design of proposal
- (iii) Impact on visual amenity
- (iv) Impact on rural character of the area

EXPIRY DATE OF APPLICATION: 10/12/2006

REASONS FOR DELAY IN DECISION:

- timing of receipt of representations

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The application is for a brick and profiled metal sheep shed and fodder store. The site is located some 3 miles west of Ruthin. The area is relatively isolated, attractive open countryside. Access to the site is from a narrow lane.

2. The site is overlooked by Ysgubor Isa, approximately 200metres from the application site. To the east and north east of the site is woodland and to the west and north are open views of the countryside.
3. The proposed building is to be located at the bottom of the field at a lower elevation and relatively well screened, although would still be visible for Ysgubor Isa. The access route runs along the field boundary with the woodland.
4. Councillors Paul Marfleet and Eryl Williams have requested that the application be considered by Planning Committee to allow assessment of the visual impact.

RELEVANT PLANNING HISTORY:

5. 14/2005/1242/PF – Application for steel framed fodder shed, in different part of field, and of larger design. Refused as contrary to EMP 13 and criteria ii of GEN 6. Considered that it would potentially lead to further development in the area which would negatively impact upon visual amenity.

14/2006/0111/PF – Application for steel framed fodder shed in same location as current application and including access track. Refused as contrary to EMP 13 and criteria ii of GEN 6. Considered that it would potentially lead to further development in the area which would negatively impact upon visual amenity. REFUSED 27 March 2006. Subsequent appeal withdrawn.

PLANNING POLICIES AND GUIDANCE:

6. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy GEN 3 - Development Outside of Development Boundaries
Policy GEN 6 – Development Control Requirements
Policy EMP 13 – Agricultural Development

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

TAN 6 - Agricultural and Rural Development (June 2000)

MAIN PLANNING CONSIDERATIONS:

7. Main planning considerations:
 - i) Principle of development
 - ii) Impact on visual amenity
8. With regard to the above considerations:
 - i) Principle of development
The principle of development should be judged using criteria contained in Policy EMP 13. No evidence has been submitted as part of the application to suggest that the development is required to meet the applicant's farm needs [criterion (i)] but it is contested that the applicant requires this development so as to start his own business. The site is clearly not related to any existing farm complex being located in an isolated field with no other similar buildings in the area without justification in relation to the need, the principle cannot be supported. The Council should seek to resist such a precedent in this location as it fails to meet the requirements of EMP 13.
 - ii) Impact on visual amenity
The screening is an improvement on the previous submission, but the proposal is still considered to have a significant impact on the visual amenity of the area. It is argued that the proposal could lead to further development as the nucleus of a future farm complex. The scale of the development is substantial in relation to the surrounding area, and the size of the building has not been justified.

SUMMARY AND CONCLUSIONS:

9. Whilst the land is obviously agricultural, the proposal for a large sheep shed and fodder store has not been justified and does not relate to an existing farm complex. Further, the location within the landscape and consequent impact on visual amenities leads to conflict with Policies GEN 3, GEN 6 and EMP 13. Therefore, both the principle of development and impact on visual amenity are unacceptable.

RECOMMENDATION: REFUSE - for the following reasons:-

1. The proposed siting for the agricultural building, detached and unrelated to a farm complex and not justified on agricultural need grounds, would result in a sporadic form of development contrary to criteria (i) and (iv) of Policy EMP 13 of the Denbighshire Unitary Development Plan.
2. The proposed building, by reason of its size, siting and isolation from a main farm complex, would result in an intrusive feature in the open countryside contrary to Policy GEN 3, criterion (ii) of Policy GEN 6, and criterion (iii) of Policy EMP 13 of the Denbighshire Unitary Development Plan.

NOTES TO APPLICANT: None

ITEM NO:	11
WARD NO:	Llanarmon Yn Ial / Llandegla
APPLICATION NO:	15/2006/1027/ PF
PROPOSAL:	Demolition of existing dwelling and outbuildings, and erection of new dwelling and garage with studio above.
LOCATION:	Bryn Alyn Mill Lane Llanarmon-Yn-Ial Mold
APPLICANT:	Mr Richard Keegan
CONSTRAINTS:	AONB
PUBLICITY UNDERTAKEN:	Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

1. LLANARMON YN IAL COMMUNITY COUNCIL
"No objections"
2. WELSH WATER
Suggest the inclusion of standard conditions regarding the separation of foul and surface water.
3. LLANARMON AND DISTRICT CONSERVATION SOCIETY
Not opposed to the principle, but suggest that the use of materials involved should be strictly adhered to. Some local developments have deviated from the guidance applicable to applications in the AONB.
4. COUNTRYSIDE COUNCIL FOR WALES
Advise that, in view of the site location, the potential exists for the presence of protected species, which is a material planning consideration. Consequently, a survey should be undertaken to verify this, together with the requirement to undertake mitigation measures involving RAM's. A separate development licence may also be necessary from WAG.
5. CONSERVATION ARCHITECT
Confirm that the house is not listed nor worthy of being listed and redevelopment will have no impact on the village conservation area.
6. JOINT ADVISORY COMMITTEE OF AONB
"The JAC has no observations on the principle of the reconstruction of the house and outbuildings but would prefer more natural local limestone to be used in the facing material."
7. COUNTY ARCHAEOLOGIST
Advises that the site has no archaeological interest involved.

RESPONSE TO PUBLICITY:

Letters of representation received (on revised plans) from:

1. K K Cocking, 11 Maes Gynnan
2. Mr Brynley Wynne, 15 Maes Gynnan

Summary of planning based representations:

- i) Adding further windows on the south east corner adversely affects residential amenities.
- ii) Inappropriate location for the garage/studio

EXPIRY DATE OF APPLICATION: 12/11/2006

REASONS FOR DELAY IN DECISION:

- Reconsultation on revised plans

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The proposal involves the replacement of an existing, substantial dwelling within a large garden area, (0.4ha) on the westerly edge of Llanarmon yn Ial. The site lies within the designated development boundary for the village, and the Clwydian Range Area of Outstanding Natural Beauty (AONB).
2. The proposal involves the demolition and erection of a replacement dwelling, in the same position as the existing, detached 3 storey dwellinghouse; provision of a detached garage/domestic outbuilding in lieu of existing domestic curtilage buildings. The new outbuilding includes a double garage, workshop and garden store, lean to greenhouse and studio over.
3. The plan attached to this report indicates the existing and proposed site layouts.
4. The existing dwelling and curtilage buildings are in a state of disrepair. The existing curtilage building extends along the western boundary, to the rear of the existing house, and includes a garage, store and a greenhouse. The house (dated 1910), is essentially rectangular with a small, rear extension, and is of unusual construction – reinforced concrete lintels; concrete 'stone' external blocks and asbestos cement slates.

The site has a large garden area, to the front and rear of the dwelling, with a driveway towards the easterly boundary and mature trees along the site boundaries.

5. There are open, undulating fields to the north, with detached bungalows (Maes Gynnan Estate) along the east boundary; a detached bungalow lies to the west; and separated by the adjoining highway to the south, is a detached 2 storey house and bungalow. A variety of external materials are evident in the immediate locality, including brickwork, render, slate and tiles.
6. A planning statement has been submitted with the proposal, briefly highlighting:
 - i) Asbestos cement slates sit direct on roof boarding; steel and concrete elements of the building have corroded
 - ii) Lightweight structure – affected by nearby quarry blasting
 - iii) Intention to maximise salvage of house features
 - iv) Securing additional thermal insulation and Building Regulations standards
 - v) Consolidation of collection of outbuildings into one building, reflecting current and future requirements
 - vi) Sustainable approach – low energy demand and sustainable materials; solar panels. Using real stone lintels, quoins etc and welsh slate roof covering
 - vii) Limiting removal of only 2 trees
 - viii) Limited external alterations
 - ix) Proposal to include natural slate roof and timber external doors and windows etc.
 - x) Position of buildings light dependent.

RELEVANT PLANNING HISTORY:

7. None

PLANNING POLICIES AND GUIDANCE:

8. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy GEN	6	- Development Control Requirements
Policy GEN	10	- Supplementary Planning Guidance
Policy ENV	1	- Protection of the Natural Environment
Policy ENV	2	- Development Affecting the AONB
Policy ENV	6	- Species Protection
Policy ENV	7	- Landscape/Townscape features
Policy HSG	4	- Housing Development in Villages
Policy HSG	10	- Affordable Housing within Development Boundaries

SUPPLEMENTARY PLANNING GUIDANCE

SPG1 - Extensions to Dwellings

SPG6 - Trees and Development

SPG18 - Nature Conservation and Species Protection

SPG22 - Affordable Housing

GOVERNMENT GUIDANCE

Planning Policy Wales March 2002

TAN 2 – Affordable Housing

TAN 5 – Nature Conservation

MAIN PLANNING CONSIDERATIONS:

9.

- i) Principle
- ii) Visual impact
- iii) Amenity implications
- iv) Protected species
- v) Affordable Housing

10. With regard to the considerations in paragraph 9 above:-

i) Principle

There is no specific policy applicable to replacement dwelling proposals within a development boundary. The relevant policies are GEN 6, together with ENV 2 and 6.

The statement in support of the application highlights specific structural and sustainability problems with the existing property. The County Conservation Officer has confirmed there is no justification for a listed building designation in this case. The principle of replacing a dwelling in these circumstances would be acceptable.

ii) Visual impact

Having regard to the physical scale and use of external materials on the existing dwelling, the proposal provides an opportunity to introduce more traditional materials, appropriate to the landscape designation of the locality, in line with UDP policies and SPG guidelines. Appropriate conditions can be included to control materials.

The garage/annexe structure is subsidiary in size and scale to the house, and would be well screened from public view, particularly from the south, given its relationship with the main house and existing boundary details. No public footpaths directly abut the site.

In relation to the overall height of both buildings, and to limit the impact proposed site, floor and ridge levels should be controlled by condition. It would be necessary to ensure the complete demolition of the existing dilapidated outbuilding along the westerly boundary.

iii) Amenity implications

Revised plans have clarified and reduced the number and position of windows in connection with both parts of the proposal. The use in connection with the garage/domestic outbuilding has also been clarified, confirming the ancillary, domestic nature of the use and design.

There would be a distance of 11 metres between the side elevation of the proposed replacement dwelling and the boundary with Maes Gynnan. This is similar to the existing relationship with Maes Gynnan properties and there would be no additional overlooking potential, or reduced amenity levels for occupiers of these properties. A condition can be included to preclude installation of further windows on the side elevations.

In relation to the domestic building, this would be at right angles to neighbouring properties and there would be sufficient amenity distances in relation to neighbouring properties.

To avoid any potential doubt over the future use of the garage/annexe/outbuilding, a condition to control its use should be included.

iv) Protected Species

TAN 5 highlights the presence of protected species is a material consideration. The Countryside Council for Wales (CCW) comments highlight the site's potential for the presence of protected species, and requirements to survey and mitigate.

Consequently, any permission should be conditioned to require the relevant surveys and to deliver appropriate species conservation schemes and Reasonable Avoidance Measures (RAMs).

v) Affordable Housing

It is not considered that a proposal to replace an existing dwelling of the same size on the same site, on strict 1: 1 basis should require affordable housing provision, notwithstanding the fact that the site exceeds 0.1 ha in size.

SUMMARY AND CONCLUSIONS:

11. With respect to the amenity concerns expressed, the proposal is considered acceptable in this case, and would bring about a clear environmental gain.

RECOMMENDATION : GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. With the exception of the trees identified for removal as part of this proposal, no trees or hedges within the application site shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Those removed without consent or which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing by the Local Planning Authority.
3. The materials to be used on the roof of the buildings shall be blue/grey natural mineral slate of uniform colour and texture.
4. No works to any building on the site, including demolition, shall be carried out until such time as the affected buildings have been surveyed for the presence of protected species. The results of any such necessary surveys together with reasonable avoidance measures to deal with any presence of protected species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such works.
5. Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site in respect of which this permission is hereby granted, no works of

site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority."

6. Prior to the commencement of the erection of either the house or domestic building, a sample panel of the type of stonework, mortar, and pointing/render it is proposed to use on the external surfaces of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample as may be approved in writing by the Local Planning Authority : and the stonework, mortar and pointing/render to be used on the building(s) shall be strictly of the same type, texture and colour as the approved sample panel.

7. Prior to the commencement of development the following details shall be submitted for the formal written consent of the Local Planning Authority:

- i. scaled 1;100 cross -section plans of the existing and proposed site
- ii. scaled 1; 100 existing and proposed site levels, indicating existing and proposed roof ridge and finished floor levels of the house and domestic building and the development shall be completed in accordance with the approved details.

8. 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.

9. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 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.

10. The detached domestic building hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the replacement dwelling, Bryn Alyn, and not as a separate dwelling or for business or commercial purposes.

11. All external doors, windows and fascia boards shall be of timber construction.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.
3. In the interests of visual amenity.
4. In the interests of any protected species on the site.
5. To ensure the protection of species listed under the Habitat Regulations 1994
6. In the interests of visual amenity.
7. In the interest of the amenities of the locality.
8. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity
9. In the interests of residential and/or visual amenity.
10. In the interest of the amenities of the locality.
11. In the interests of the amenities of the locality.

NOTES TO APPLICANT:

Please note that this development shall be drained on a separate system. For further information please contact Babbie New Development Consultants on 01745 815815 or e-mail: denbigh@babtie.com Foul effluent only should be drained to the public sewer. Surface water will need to drain to soakaways or, if available, a ditch/watercourse in the vicinity of the site.

ITEM NO: 12

WARD NO: Llanarmon Yn Ial / Llandegla

APPLICATION NO: 17/2006/1346/ PC

PROPOSAL: Continuation of use of building as holiday cottage (retrospective)

LOCATION: Old Cottage at Ty Hir Pen Y Stryt Llandegla Wrexham

APPLICANT: Mr D Holder

**CONSTRAINTS:
PUBLICITY
UNDERTAKEN:** Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

3. LLANDEGLA COMMUNITY COUNCIL
'No objection but the Community Council are concerned about the waste disposal and whether the current system can meet the additional capacity'
4. PUBLIC PROTECTION
No objection

RESPONSE TO PUBLICITY:

Letters of representation received from the following:

1. Ms Karen Bellis, Ty Hir Farm, Llandegla
2. Sandra Bellis, 4, Bryn Ffynnon, Erw Las, Llandegla
3. Vincent Bellis, 3, Hafan Dawel, Erw Las, Llandegla

Summary of planning based representations:

- i) Concerns that the necessary consent has not been obtained of the land owner in relation to the septic tank.
- ii) The use of the building was as a garage in the past, not as living accommodation
- iii) The use of the building for holiday let purposes is not a use ancillary to the main use of the dwelling

EXPIRY DATE OF APPLICATION: 10/01/2007

REASONS FOR DELAY IN DECISION:

- timing of receipt of representations
- additional information required from applicant

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The application site is in the open countryside, outside the village of Llandegla. Access to the site is via a single lane track off the main A5104, Chester Road. The site is comprised of a detached two storey dwelling known as Ty Hir and a two storey random stone and slate construction outbuilding within the curtilage of the dwelling.
2. The outbuilding has been used in the past for ancillary accommodation in connection with the use of the main dwelling. However, in recent months it has been brought to the attention of the Local Planning Authority that the 'cottage' has been used for the purposes of holiday letting. The proposal is thus to retain the use of the 'cottage' as a holiday let.

RELEVANT PLANNING HISTORY:

3. None

PLANNING POLICIES AND GUIDANCE:

4. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy GEN3 – Development outside development boundaries
Policy GEN6 – Development control requirements
Policy TSM5 – Rural Tourism
Policy ENP4 – Foul and surface water drainage

GOVERNMENT GUIDANCE
Planning Policy Wales March 2002

MAIN PLANNING CONSIDERATIONS:

5.
 - i) Principle of retaining the use
 - ii) Amenity issues
 - iii) Drainage issues
6. In relation to the main planning considerations as noted above:
 - i) Principle: The building subject to this application was used for ancillary accommodation in connection with the main use of the dwelling at Ty Hir. The current use of the building as holiday let has been in operation since February 2005 and for that reason a formal change of use application is required to retain the use. In relation to Policy GEN3, the re-use of existing buildings in the open countryside is acceptable development and this is further justified in relation to policy TSM5 on rural tourism. Policy TSM5 encourages the use of existing outbuildings for the purposes of diversifying the rural economy. In principle, the retention of the use of the building as holiday let is considered to be acceptable.
 - ii) Amenity Issues
The holiday cottage has adequate amenity space around it and provision for parking and has an acceptable relationship with the main house.
 - iii) Drainage: Concerns have been raised in relation to the capacity of the septic tank and to the correct notice being served on the land owner where the septic tank is located. The applicant does not own the land where the septic tank is located (field adjacent to the application site) but the waste from the 'cottage' and Ty Hir is connected to the septic tank. For the purposes of this planning application, the correct certificate of ownership (certificate B) has been presented as part of the application and the applicant states that the requisite

notice has been sent to the land owner (a copy of which is on the planning file). In this instance, the Local Planning Authority considers that the relevant planning procedures have been carried out and considers that no further comment can be made on this aspect of the planning application. Further concerns by the Community Council and neighbours have been raised in relation to the capacity of the septic tank. Given the limited size of the 'cottage' and thus the number of people that would be able to be accommodated on the site as a whole, it is not considered to affect the capacity of the tank and it is considered that the proposal is in accordance with criterion i) of Policy ENP4. Furthermore, Public Protection have raised no objection and a condition is recommended to ensure that the septic tank meets relevant standards.

SUMMARY AND CONCLUSIONS:

7. The application is for the retention of use of the 'cottage' at Old Ty Hir Farm for use as holiday accommodation. The principle of development is considered to be acceptable based on the provisions of policy GEN3 and TSM5. Concerns in relation to the capacity of the septic tank are considered to be in accordance with policy ENP4.

RECOMMENDATION: - GRANT: subject to the following conditions:-

1. The use of the 'cottage' hereby approved shall only be for purposes of holiday letting and ancillary accommodation in connection with the main dwelling at Ty Hir.
2. The septic tank and soakaway system shall not contaminate any water supplies and sub surface drainage shall comply with BS 6297:1983.

The reason(s) for the condition(s) is(are):-

1. In order for the Local Planning Authority to retain control over the use of the building.
2. To avoid contamination of the water system.

NOTES TO APPLICANT:

None

ITEM NO: 13

WARD NO: Llanarmon Yn Ial / Llandegla

APPLICATION NO: 17/2006/1358/ PS

PROPOSAL: Variation of Condition 2 of planning permission code no. 17/2002/0990/PF relating to hours of opening of mountain bike centre building, car parks, and bike trails, to permit: Standard opening hours: Visitor centre 0800 - 2000 each day Car park 0800 - 2030 each day Variations to the above: a) Visitor Centre and Car Park to remain open until 2200 hours each Wednesday; 2200 hours each Saturday between 1st May and 30th September b) Visitor Centre and car park to open at: 0500 hours 1st April - 31 May each year

LOCATION: Coed Llandegla Wrexham

APPLICANT: UPM Tilhill

CONSTRAINTS:

PUBLICITY UNDERTAKEN: Site Notice - No Press Notice - No Neighbour letters - Yes

CONSULTATION RESPONSES:

5. LLANDEGLA COMMUNITY COUNCIL
"The times of opening and closing are not the specific times agreed with the Liaison Committee Meeting. There is a concern with opening at 5am during April and May and the Community Council would prefer controlled visits. Once the appointed groups have arrived the gates should then be locked until the appropriate opening time. With regard to the late openings, it would be appreciated if these could also be restricted in the first instance to possibly one to two per week during the summer months. Again these should be under a controlled visit".
6. WREXHAM COUNTY BOROUGH COUNCIL (neighbouring authority – Transportation Section)
Do not intend to make a recommendation on highway grounds.
7. MINERA COMMUNITY COUNCIL (neighbouring authority)
No response received.
8. BRYMBO COMMUNITY COUNCIL (neighbouring authority)
No response received.
9. HEAD OF TRANSPORT AND INFRASTRUCTRE (DCC)
No objection.

RESPONSE TO PUBLICITY:

Letters of representation received from:

1. Mr. A. C. Cottier, Abergroes, Old Roman Road, Bwlchgwyn

Summary of planning based representations:

Object to proposed variation:

1. Hours are not as stated at Liaison Group meeting.
2. Concerns that 'flexibility' may result in car park being open 24 hours a day in the future.

3. Concerns over early opening (5am 1st April – 31st May), as activity within both car parks has proved noisier than anticipated (car doors, car alarms, vehicles climbing hill in low gear to upper car park). Would prefer 0600, and closure of gates once ornithologists have arrived.
4. Concerns over winter opening to 2030 hours, which will in effect mean night time riding in winter months.
5. Concerns over opening to 2200 hours Wednesday and Saturday. Discussion had indicated 2100 hours closing, 2200 is too late.

EXPIRY DATE OF APPLICATION: 09/01/2007

REASONS FOR DELAY IN DECISION:

- timing of receipt of representations

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The application seeks the Authority's agreement to the variation of a condition imposed on the planning permission for the development of the Mountain Bike Centre at Coed Llandegla. The centre is on forestry land close to the County boundary with Wrexham, between Llandegla and Gwynfryn.
2. The planning permission for the Mountain Bike Centre was granted at the Planning Committee in June 2003. A number of conditions were attached which regulated the use. Condition 2 related to the hours of opening of the facility, and stated as follows:

“Unless otherwise agreed in writing by the Local Planning Authority, the mountain bike centre building, car park, and bike trails shall only be open for use by visitors between 0600 and one hour following the official sunset time of that day, and the access to the car park shall be closed off to visitors at all times outside these hours.”

The reason for the inclusion of Condition 2 was:

“In the interest of general amenity and the amenities of occupiers of residential property in the locality.”

The current application seeks a variation to the hours of opening set out above, as detailed in the description at the head of the report.

3. The Mountain Bike Centre has operated since the summer of 2005, and uses the Visitor Centre building as its base. It has proved a popular facility, with significant visitor numbers, and has staged a number of prestigious events. The owners of the forest, and the Visitor Centre, Tilhill, actively promote a range of complementary leisure activities at Coed Llandegla, which are co-ordinated around the Mountain Bike use.
4. A liaison/monitoring group was established as part of the main permission for the Mountain Bike Centre, comprising the Local Country Council member, the planning section case officer, highways officers from Denbighshire and Wrexham, representatives of local community councils and local residents. This group has met on a quarterly basis since early 2006.
5. The application seeking a variation to the hours of opening of the premises is submitted by Tilhill Ltd. It contains a letter outlining the reasons for the request:
 - Operation of the visitor centre for over 1 year has made it clear what the demand (in terms of time) is on the use of the visitor centre.

- The wording of existing Condition 2 in relation to closing times is ambiguous and problematic to notify users and to control, as it changes daily (theoretically in 2006 closing on 1st December would have been 4.54pm, and on the 1st July 10.21pm – a variation of 5 hours and 27 minutes).
 - The proposed variations are intended to be clear to all user groups, and are for the following reasons:
 - 1) Wednesday opening of centre and car park to 2200 hours: to allow community and other groups to hold meetings after normal working hours (e.g. Coed Llandegla Liaison Group); and to cater for demand from Mountain Bikers in particular this would help to present the incidence of parking along the Old Roman Road and use of trails once the centre is closed.
 - 2) Saturday opening to 2200 hours: to make best use of the light and good weather during summer months, and to have a definite closing time that can be enforced.
 - 3) April and May opening of Centre and Car Park at 0500 hours: to enable use by arrangement with the RSPB at their hide.
 - The arrangements have been carefully considered following comment at the Liaison Group meetings, to meet the demands of customers, to increase business in a more controlled manner, whilst considering the impact on neighbours and other stakeholders.
6. In response to points raised by Llandegla Community Council and objectors, Tilhill have added:
- It is not intended to open on a daily basis to the maximum hours requested, these are intended to give flexibility to open later when required on an occasional basis. 'Normal' hours of business would be 0900 – 2000 in the summer, 0900 – 1800 in the winter. New hours of business are actually less than those allowed by the original planning consent, but are more sensible and controllable.
 - 0500 opening in April and May is not a commercial decision as it is intended solely for bird watchers; it is likely to be for only 4 days a week in this period; Bird viewing has not been raised as an issue at Liaison meetings; access would only be to the lower car park; 0500 opening is not published in the Mountain Bike Trail brochure or web site; locking the gates would compromise the safety of ornithologists.
 - Standard opening to 2030 (Car Park) would not encourage night riding; riding in the dark occurs anyway during winter months.
 - The suggested opening to 2100 on Wednesday and Saturdays would be acceptable in the winter months, with 2200 in summer months.

RELEVANT PLANNING HISTORY:

7. 17/2002/0990/PF – GRANTED 25th June 2003
 Development of mountain bike centre including construction of visitor centre, parking area, construction of new vehicular access and parking bays.

PLANNING POLICIES AND GUIDANCE:

8. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
 Policy GEN 6 - Development Control Requirements

MAIN PLANNING CONSIDERATIONS:

9. The main considerations are:
- i) The impact on the amenities of occupiers of residential property in the vicinity
 - ii) Highway implications
10. In relation to the main considerations:
- i) Amenity impact
 There are a number of points arising in relation to the amenity impact of the proposed variations.

Respectfully, reference to 'agreements' to proposed hours of opening at the Monitoring / liaison Group meetings need to be treated with caution. The Group has no power to 'authorise' any actions, as it is purely a mechanism to allow feedback and discussion of matters relating to the operation of the Coed Llandegla facility.

It is to be noted that the Mountain Bike Centre business (One Planet Adventure) is only one of a number of potential users of Llandegla forest and the Visitor Centre building, which are owned by Tilhill. Hence, whilst the Mountain Bike Centre business is a significant user of the Coed Llandegla facility, it is not an exclusive use, and it is Tilhill who are here seeking the variation of the operating hours of their Visitor Centre and Car Park, to cater for a range of users including community groups, ornithologists, and One Planet Adventure.

Fears over weakening controls this stage, leading to future unrestricted opening hours, should have no bearing on the current application. The proposed variations have to be assessed on their own merit, having due regard to the sensitivity of the activities in relation to nearby property.

The particular recreational uses are now well established at Coed Llandegla, and the Visitor Centre and Car Park can operate within the existing hours specified within Condition 2. The acceptability of alterations to these hours should therefore rest on whether the specific changes would give rise to recognisable harm to the enjoyment of occupiers of nearby residential properties. In this respect, the nearest property to the car park area is Abergroes, which is some 200 metres to the east.

Taking the proposals in turn:

1. Visitor Centre – standard opening 0800 – 2000 hours
Car Park – standard opening 0800 – 2030 hours

This variation would move morning openings from 0600 to 0800, reducing the potential for noise and disturbance to residential property during that early morning period. The proposal to limit opening to 2000 (Centre) and 2030 (Car Park) would reduce the extent of late evening use through the week in summer months, when the Centre could technically be open on the summer solstice as late as 2200 (maximum 2 hours more than now proposed); but this would consequently allow for longer 'after dark' opening in the winter months as the Centre could technically only be open on the winter solstice as early as 1650 (maximum 3 hours 10 minutes less than now proposed). Overall, whilst noting concerns over the possibility of after dark riding up to 2000 hours in the winter months, there is no evidence of specific harm arising from this activity, and the standardisation of opening hours can be viewed as a simplification for monitoring the uses at the Centre. This variation would not seem unreasonable and it puts a sensible limit on the daily use of the Centre and Car Park.

2. Late evening variations - opening to 2200 hours each Wednesday,
- opening to 2200 hours Saturdays (1May to 30

Sept)

In terms of general principles, limited evening opening of the Centre, and Car Park allowing for community use of the building and an element of (controlled) night time riding seems a modest development of the facility at Coed Llandegla. Currently there appears to be a degree of unauthorised 'night time' riding and associated parking along the Old Roman Road, which could be reduced through the designation of a midweek and Saturday 'open' session for the Centre.

As the applicants have indicated willingness to accept the suggestion for opening until 2100 on Wednesdays and Saturdays in winter months (1 October – 30 April), and 2200 on Wednesdays and Saturdays in the summer months (1 May – 30 September), this seems a reasonable compromise, in line with the comments of the Community Council.

3. Early morning variation - opening 0500 hours (1 April – 31 May each year)

Again, in terms of principle, the early opening of the centre and car park for two months of the year to allow access by ornithologists seems a reasonable proposition, as it offers a limited facility for a specialist recreation group seeking to benefit from Coed Llandegla. The actual variation proposed to current hours of opening is in effect fairly limited, as the intention is to permit access to the site at 0500 hours in April and May, rather than 0600 hours (present permitted opening) and 0800 hours (proposed standard opening hour through the year).

In acknowledging the concerns expressed over the potential for noise and disturbance from early morning use of the car park, given the scale of this use, provided vehicles are restricted to the lower car park, the impact on nearby property should be limited. With respect to the Community Council's comments, it is not considered reasonable or practical on safety grounds to oblige closure of the car park gates after arrival of ornithologists.

(ii) Highway Impact

With respect to the highways issues, it is not considered that the variations to Condition 2 would have any significant effect on the volume of traffic using the approach roads to the site. Highway Officers of Denbighshire and Wrexham raise no objections.

SUMMARY AND CONCLUSIONS:

11. The Visitor Centre and Coed Llandegla is now an established tourist / recreation resource. The proposed variation to the operating hours seek to simplify current arrangements and to adapt them to the pattern of use of the facility. The amendments are considered reasonable subject to inclusion of the revision suggested by the objectors and applicants to late evening opening.

RECOMMENDATION: - GRANT subject to the following conditions:-

The wording of condition 2 shall be:

2. Unless otherwise agreed in writing by the Local Planning Authority, the opening hours of the Visitor Centre, (including the Mountain Bike Centre and the car parks shall be: Standard opening hours: Visitor centre 0800 - 2000 each day Car park 0800 - 2030 each day Variations to the above: a) Visitor Centre and Car Park to remain open until 2100 hours each Wednesday and Saturday, 1 October to 30th April; 2200 each Wednesday and Saturday 1 May to 30 September; b) Visitor Centre and car park to open at: 0500 hours 1st April to 31 May each year

The reasons for the condition is:-

2. In the interests of general amenity and the amenities of occupiers of residential property in the locality.

NOTES TO APPLICANT:

None

NMJ

EITEM RHIF: 14
ITEM NUMBER

WARD RHIF: Llandyrnog
WARD NAME

RHIF Y CAIS: 24/2006/1167/ PS
APPLICATION NO

CYNNIG: Dileu Amod Rhif 3 ar ganiatad cynllunio cyfeirnod 35/9475 (Cyngor
PROPOSAL Dosbarth Glyndwr) sy'n cyfyngu meddiannaeth (pwy sy'n cael byw yma) i
berson/au sy'n gweithio ym myd amaeth.
Removal of Condition 3 of planning permission reference 35/9475 (Glyndwr
District Council) restriction occupancy to persons employed in agriculture
Maes Annod Bontuchel Rhuthun

LLEOLIAD:
LOCATION

YMGEISYDD: Mr Geraint Jones
APPLICANT

CYFYNGIADAU:
CYHOEDDUSRWYDD A Hysbysiad Safle - Do Hysbysiad yn y Wasg - Naddo Llythyrau cymdogion –
GAFWYD: Naddo
Site Notice – yes. Press Notice - No Neighbour Letters - No

YMATEBION I YMGYNGHORIAD:

1. CYNGOR CYMUNED LLANYNYS – “Dim gwrthwynebiad”.

YMATEB I GYHOEDDUSRWYDD:

Dim

DYDDIAD Y DAW'R CAIS I BEN: 27/11/2006

RHESYMAU DROS YR OEDI WRTH WNEUD PENDERFYNIAD:

- Cais Cynghorydd i'r cais gael ei ystyried mewn pwyllgor cynllunio

ASESIAD CYNLLUNIO:

Y CYNNIG:

1. Mae safle'r cais mewn ardal wledig agored y tu allan i bentref Bontuchel ac yn ffurfio rhan o'r fferm weithredol a adwaenir fel Maes Annod. Mae'r fferm yn cael ei gweithio ar hyn o bryd gan yr ymgeisydd, Mr Geraint Jones, ac mae'r wybodaeth ategol sy'n ffurfio rhan o'r cais yn dangos bod rhyw 58 hectar o dir sy'n amgylchynu'r fferm yn ffurfio rhan o'r cyfleusterau.
2. Mae'r prif annedd ym Maes Annod yn destun amod meddiannaeth amaethyddol. Y cynnig felly yw dileu'r amod meddiannaeth amaethyddol (amod rhif 3 ar gais rhif: 35/9475). Dywed Amod 3: 'Mae anheddiad yr annedd i'w gyfyngu i berson sydd wedi'i gyflogi'n gyfan gwbl neu'n bennaf, neu a gyflogwyd ddiwethaf, yn y gymdogaeth mewn amaethyddiaeth neu goedwigaeth fel y diffiniwyd yn adran 290 (1) y Ddeddf Cynllunio Gwlad a Thref 1971 ond yn cynnwys unrhyw ddibynyddion i berson o'r fath sy'n byw gydag ef/ hi neu wraig weddw neu ŵr gweddw person o'r fath'. Roedd y rheswm dros yr amod fel a ganlyn: 'Er mwyn sicrhau y bydd yr annedd arfaethedig yn cyfrannu at

anghenion amaethyddol neu goedwigol y gymdogaeth'. Mae'r ymgeisydd a'i deulu yn byw yn yr annedd yn ufudd i'r amod.

3. Roedd y cais gyda'r amod meddiannaeth amaethyddol ynghlwm yn un i godi annedd amnewid (35/9475), gyda chais blaenorol ar y safle wedi'i wneud i godi annedd gweithiwr amaethyddol (35/9108). Gwrthodwyd cais rhif 35/9108 ar y sail nad oedd dim angen hanfodol profedig gyda nodyn i'r ymgeisydd ar hysbysiad y penderfyniad yn dweud, o ystyried cyflwr gwael yr annedd wreiddiol ym Maes Annod, y dylai trafodaethau mewn perthynas ag annedd amnewid bosibl gael eu cynnal gyda'r Awdurdod Cynllunio Lleol. Arweiniodd hyn at y cais am yr annedd amnewid.
4. Gwneir y cais ar y sail fod yr amod yn 'annheg' ac 'yn cael effaith andwyol' ar allu Mr Jones' i ariannu ei weithgareddau ffermio. Hysbysir yr Aelodau nad oes dim gwybodaeth mewn perthynas ag ymdrech marchnata i werthu neu osod yr annedd ar rent am bris sy'n adlewyrchu'r amod meddiannaeth i'r rheini sy'n gymwys dan gyfyngiadau'r amod wedi'i darparu fel rhan o'r cais. Nid yw Mr Jones yn dymuno gwerthu ei eiddo ac fe ymddengys mai ei fwriad yw parhau i ffermio'r tir.
5. Adroddir i'r Pwyllgor Cynllunio am y cais hwn ar gais yr Aelod Lleol, y Cynghorydd Sir, Gwilym Evans 'oherwydd yr ansicrwydd paham y rhoed yr amod meddiannaeth amaethyddol ar yr eiddo yn y lle cyntaf gan ei fod wedi'i adeiladu fel annedd amnewid'.

HANES CYNLLUNIO PERTHNASOL:

6. Cais rhif: 35/9475: Datblygu tir drwy godi annedd gweithiwr amaethyddol amnewid a gosod tanc carthion newydd. Caniatwyd gydag amodau ar 26^{ain} Ebrill 1988.

Cais rhif: 35/9108 – Datblygu tir drwy godi byngalo gweithiwr amaethyddol a gosod tanc carthion newydd (cais amlinellol). Gwrthodwyd ar 13^{eg} Hydref 1987 am y rhesymau canlynol:

"1. Byddai codi annedd yn yr ardal yma o gefn gwlad agored yn niffyg angen hanfodol profedig yn arwain at ffurf wasgaredig ar ddatblygiad preswyl y tu allan i anheddiad sefydlog, yn groes i bolisiau datganedig Ysgrifennydd Gwladol Cymru, Cyngor Sir Clwyd a Chyngor Dosbarth Glyndŵr mewn perthynas â chodi anheddau newydd mewn ardal wledig agored. Mae datblygiad o'r fath yn debygol o greu cynsail sy'n gwanhau achos yr Awdurdod Cynllunio Dosbarth wrth wrthsefyll ceisiadau tebyg yn y dyfodol yn niffyg angen profedig.

2. 'Ystyrir bod lleoliad a dyluniad yr annedd arfaethedig yn amhriodol, gan y byddai'r byngalo wedi'i wahanu oddi wrth gyfadeiladau Maes Annod ac unrhyw nodwedd tirwedd naturiol, ac nid yw'r dyluniad yn gydnaws â'r lleoliad ucheldirol agored.'

POLISIAU A CHANLLAWIAU CYNLLUNIO:

7. CYNLLUN DATBLYGU UNEDOL SIR DDINBYCH (mabwysiadwyd 3^{ydd} Gorffennaf 2002)
Polisi HSG7 – Dileu amodau meddiannaeth amaethyddol a choedwigol
8. ARWEINIAD LLYWODRAETH
Polisi Cynllunio Cymru Mawrth 2002
TAN6 – Datblygiad Amaethyddol a Gwledig (Mehffin 2002)
Cylchlythyr 35/ 95 - Defnydd amodau mewn caniatâd cynllunio

PRIF YSTYRIAETHAU CYNLLUNIO:

9.
 - i. Cyfiawnhad dros yr amod
 - ii. Egwyddor o ddileu'r amod
10. Mewn perthynas â'r prif ystyriaethau cynllunio fel y'u nodwyd uchod:

- i. Cyfiawnhad: Rhoddodd cais rhif: 35/9475 ganiatâd i godi annedd amnewid gydag amod rhif 3 yn cyfyngu'r feddiannaeth i weithiwr amaethyddol. Dywed gohebiaeth sy'n ffurfio rhan o'r cais presennol fod yr ymgeisydd yn teimlo ei fod yn cael ei gosbi a bod y sefyllfa'n annheg. Mewn perthynas â gosod yr amod, dywed canllawiau sydd wedi'u cynnwys yng Nghylchlythyr 35/95 y dylai gosod amodau ar gymeradwyaeth cynllunio fod yn angenrheidiol, yn rhesymol, yn orfodadwy, yn gryno ac yn berthnasol. Yn yr achos hwn, mae'r Awdurdod Cynllunio Lleol yn ystyried bod gosod yr amod wedi cwrdd â'r canllawiau sydd wedi'u cynnwys yn y Cylchlythyr a bod cyfiawnhad iddo yn unol â pharagraff 55 TAN6. Ar adeg y caniatad 1988, 'roedd yr ymgeisydd yn ymwneud â ffermio'r tir. Buasai caniatad digaeith wedi arwain i'r posibilwydd i'r annedd neu'r caniatad gael ei werthu ymlaen, yn arwain at bwysau am anedd pellach i gwrdd ag angen amaethyddol y daliad.

- ii. Egwyddor: Mae safle'r cais yn fferm weithredol. Ni fu dim newid yn yr amgylchiadau amaethyddol ers rhoi caniatâd ar gyfer yr annedd gweithiwr amaethyddol amnewid yn 1988, h.y. mae'r ffermdy'n dal i ffurfio rhan o fferm weithredol. Dywed yr ymgeisydd fod yr amod meddiannaeth yn ei rwystro rhag gweithredu ar lefel gydag eraill yn y diwydiant ac mae wedi darparu manylion yn dweud, pan fydd cwlwm amaethyddol mewn bodolaeth, na allant gynnig gael morgais. Dywed Polisi HSG7 o CDU Sir Ddinbych y bydd dileu amod meddiannaeth amaethyddol ond yn cael ei ganiatáu cyn belled â bod dau faen prawf yn cael eu cwrdd. Mae'r maen prawf cyntaf mewn perthynas â bod yr angen tymor hir am weithiwr amaethyddol ar y daliad neu yn yr ardal wedi peidio. Yn yr achos hwn, nid yw'r gweithgaredd amaethyddol ym Maes Annod wedi peidio ac mae dal mewn gweithrediad. Mae'r ail faen prawf mewn perthynas â thystiolaeth a gyflwynwyd yn dangos bod ymdrechion gwirioneddol wedi'u gwneud dros gyfnod o 12 mis i naill ai werthu neu osod yr eiddo ar rent am bris sy'n adlewyrchu bodolaeth yr amod meddiannaeth i bersonau sy'n gymwys dan yr amod hwnnw. Yn yr achos hwn, nid oes yr un ymdrech i werthu neu osod yr eiddo ar rent wedi'i wneud o gofio amgylchiadau'r ymgeisydd, sy'n dymuno parhau i ffermio. Yn seiliedig ar yr uchod, a methiant yr ymgeiswyr i ddarparu'r dystiolaeth yma, mae'r cynnig i ddileu'r amod meddiannaeth yn methu ar sail peidio â chydymffurfio â Pholisi HSG7.

CRYNODEB A CHASGLIADAU:

11. Mae'r cais yn un i ddileu amod meddiannaeth ar Fferm Maes Annod, Bontuchel. Nid yw'r cynnig yn unol â Pholisi HSG7 Cynllun Datblygu Unedol Sir Ddinbych ac fel y cyfryw ni ellir ei gefnogi.

ARGYMHELLIAD: GWRTHOD- am y rhesymau canlynol:-

Barn yr Awdurdod Cynllunio Lleol yw na ellir cyfiawnhau dileu amod rhif 3 o ganiatâd cynllunio rhif: 35/9475 y tro hwn, gan fod yr ymgeisydd wedi methu darparu manylion i ddangos nad oes angen am annedd i fod yn gysylltiedig â gweithgareddau amaethyddol ar Fferm Maes Annod, nac yn unrhyw le arall yn yr ardal. Mae hyn yn gwrthdaro yn erbyn meini prawf i) a ii) Polisi HSG7, Cynllun Datblygiad Unedol Cyngor Sir Ddinbych a'r cyngor a roddir yn TAN6, sef Datblygiad Amaethyddol a Gwledig, a Pholisi Cynllunio Cymru.

NODIADAU I'R YMGEISYDD

Dim.

Maes Annodd Bontuchel report translation

CONSULTATION RESPONSES:

1. LLANYNYS COMMUNITY COUNCIL
"No objections".

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 27/11/2006

REASONS FOR DELAY IN DECISION:

- Councillor request for application to be considered at planning committee

PLANNING ASSESSMENT:

THE PROPOSAL:

1. The application site is in the open countryside outside the village of Bontuchel and forms part of the working farm known as Maes Annod. The farm is currently worked by the applicant Mr Geraint Jones and the supporting information forming part of the application indicates that some 58 ha of land surrounding the farm form part of the complex.
2. The main dwelling at Maes Annod is subject to an agricultural occupancy condition. The proposal is thus to remove the agricultural occupancy condition (condition no 3 of application no: 35/9475). Condition 3 states: 'The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agriculture or forestry as defined in section 290 (1) of the Town and Country Planning Act 1971 but including any dependants of such a person residing with him/ her or a widow or widower of such a person'. The reason for the condition was as follows: 'In order to ensure that the proposed dwelling shall contribute to the agricultural or forestry needs of the locality'. The applicant and his family are living in the dwelling in compliance with the condition.
3. The application with the attached agricultural occupancy condition was for the erection of a replacement dwelling (35/9475), with a previous application on the site made for the erection of an agricultural workers dwelling (35/9108). Application no 35/9108 was refused on the basis of no proven essential need with a note to applicant on the decision notice stating that given the poor condition of the original dwelling at Maes Annod, discussions in relation to a possible replacement dwelling should take place with the Local Planning Authority. This resulted in the application for the replacement dwelling.
4. The application is made on the basis that the condition is 'unfair' and 'is having an adverse affect' on Mr Jones' ability to finance his farming activities. Members are advised that no information in relation to a marketing attempt to sell or rent the dwelling at a price reflective of the occupancy condition to those eligible under the constraints of the condition has been provided as part of the application. Mr Jones does not wish to sell his property and it would appear that his intention is to continue to farm the land.
5. This application is reported to Planning Committee at the request of the Local Member, County Councillor Gwilym Evans 'owing to the uncertainty as to why the agricultural occupancy condition was put on the property in the first place as it was built as a replacement dwelling'.

RELEVANT PLANNING HISTORY:

6. Application no: 35/9475: Development of land by the erection of a replacement agricultural worker dwelling and the installation of a new septic tank. Granted with conditions on 26th April 1988.

Application no: 35/9108 – Development of land by the erection of an agricultural workers bungalow and installation of a new septic tank (outline application). Refused on 13th October 1987 for the following reasons:

” (i) The erection of a dwelling in this area of open countryside in the absence of a proven essential need would result in a sporadic form of residential development outside an established settlement, contrary to the stated policies of the Secretary of State for Wales, the Clwyd County Council and the Glyndwr District Council in relation to the erection of new dwellings in the open countryside. Such development is likely to create a precedent weakening the District Planning Authority’s case in resisting future similar applications in the absence of a proven need’.

(ii) The siting and design of the proposed dwelling are considered to be inappropriate, as the bungalow would be divorced from the Maes Annod building complex and any natural landscape feature, and the design is not sympathetic to the exposed upland location”.

PLANNING POLIICES AND GUIDANCE:

7. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy HSG 7 – Removal of agricultural and forestry occupancy conditions

GOVERNMENT GUIDANCE

Planning Policy Wales March 2002

TAN 6 - Agricultural and Rural Development (June 2002)

Circular 35/95 – The use of conditions in planning permissions

MAIN PLANNING CONSIDERATIONS

8.

- i) Justification for the condition
- ii) Principle of removing the condition

9. In relation to the main planning considerations as noted above:

i) Justification

Application no: 35/9475 gave permission for the erection of a replacement dwelling with condition no 3 limiting the occupancy to an agricultural worker. Correspondence forming part of the current application states that the applicant feels he is being penalised and that the situation is unfair. In relation to the imposition of the condition, guidance contained in Circular 35/95 states that the imposition of conditions on planning approvals should be necessary, reasonable, enforceable, precise and relevant. In this instance, the Local Planning Authority considers that the imposition of the condition met the guidance contained in the Circular and is justified in accordance with paragraph 55 of TAN6. At the time of the 1988 permission, the applicant was involved in farming the land. An unrestricted permission would have led to the possibility of the dwelling or permission being sold on and then pressure for a further dwelling to meet the agricultural needs of the holding.

ii) Principle

The application site is a working farm. There has been no change in agricultural circumstances since the granting of permission for the replacement agricultural workers dwelling in 1988, i.e. the farm house still forms part of a working farm. The applicant states that the occupancy condition prevents him from operating on a level with others in the industry and has provided details stating that when an agricultural tie is in existence, a mortgage cannot be obtained. Policy HSG7 of the Denbighshire UDP states that the removal of an agricultural occupancy condition will only be permitted provided two criteria

are met. The first criterion is in relation to the long term need for an agricultural worker on the holding or in the area to have ceased. In this instance, the agricultural activity at Maes Annod has not ceased and is still in operation. The second criterion is in relation to evidence submitted demonstrating that genuine attempts over a period of 12 months have been made to either sell or rent the property at a price reflecting the existence of the occupancy condition to persons eligible under that condition. In this instance, no attempt to sell or rent the property has been made given the circumstances of the applicant who wishes to continue to farm. Based on the above, and the failure of the applicants to provide this evidence, the proposal to remove the occupancy condition fails on the basis of non compliance with Policy HSG7.

SUMMARY AND CONCLUSIONS:

10. The application is for the removal of an occupancy condition at Maes Annod Farm, Bontuchel. The proposal is not in accordance with Policy HSG7 of the Denbighshire Unitary Development Plan and as such cannot be supported.

RECOMMENDATION: REFUSE- for the following reasons:-

1. It is the opinion of the Local Planning Authority that the removal of condition no 3 of planning permission ref no: 35/9475 is not justified in this instance as the applicant has failed to provide details to demonstrate that there is no need for the dwelling in connection with the ongoing agricultural activity at Maes Annod Farm or elsewhere in the locality. This is in direct conflict with criteria i) and ii) of Policy HSG7 of the Denbighshire Unitary Development Plan and advice contained in TAN6, Agricultural and Rural Development, and Planning Policy Wales.

NOTES TO APPLICANT:

None

**ADRODDIAD GAN BENNAETH CYNLLUNIO A
GWASANAETHAU GWARCHOD Y CYHOEDD**

**DEDDF CYNLLUNIO GWLAD A THREF 1990
RHEOLIADAU CYNLLUNIO GWLAD A THREF (COED) 1999
CYNGOR SIR DDINBYCH
TIR YN NANT Y OGO, MELIDEN**

GORCHYMYN CADW COED RHIF 1/2006

1 PWRPAS YR ADRODDIAD

Adrodd ar roi'r Gorchymyn Cadw Coed a phenderfynu a ddylid ei gadarnhau heb ei addasu.

2 CEFNDIR

2.1 Hysbyswyd y Cyngor Sir bod coed yn cael eu torri y tu fewn i'r coetir yn Nant y Ogo. Ymwelodd Mr T. Thompson, Swyddog Coetiroedd a Mr M Hughes, Swyddog Gorfodi â'r safle a gofyn i'r torri coed orffen. Ers hynny derbyniwyd cais cynllunio am adeiladu y tu fewn i'r ardal.

2.2 Y cyfiawnhad dros wneud y Gorchymyn yw bod y coetir o werth amwynder ac mewn perygl yn awr gan fod datblygu'r safle dan ystyriaeth.

3 GWRTHWYNEBIADAU

3.1 Derbyniwyd llythyr yn datgan gwrthwynebiad oddi wrth Mr a Mrs Cragg o Craig yn Sholyn, Bryniau, Meliden sy'n honni bod rhan o'r Gorchymyn Cadw Coed y tu mewn i'w gardd a defnyddiant y coed fel coed tân yn y gaeaf. Atebodd y Swyddog Coetiroedd nad oedd gwrthwynebiad i fynd â choed o'r coetir wedi gwneud cytundeb rheoli coetir synhwyrol.

4 CASGLIAD

4.1 Mae angen y Gorchymyn Cadw Coed er mwyn gwarchod y coetir oherwydd ei werth amwynder y tu fewn i Meliden. Fodd bynnag, ni fyddai gwrthwynebiad i'r perchennog fynd â rhywfaint o goed fel coed tân.

5 ARGYMHELLIAD

5.1 Dylid cadarnhau'r Gorchymyn Cadw Coed rhif 1/2006 yn Nant y Ogo, Meliden heb ei addasu.



**DENBIGHSHIRE COUNTY COUNCIL
LAND AT NANT YR OGO', MELIDEN
TREE PRESERVATION ORDER 1/2006**



Scale 1:2500
12 January 2007

Environment Directorate
Trem Clwyd, Canal Y Dre, Ruthin LL15 1QA



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ADRODDIAD GAN BENNAETH CYNLLUNIO A GWARCHOD Y CYHOEDD

**HEN YSBYTY GOGLEDD CYMRU, DINBYCH
CAIS CYNLLUNIO RHIF COD 1/2004/1445/PO**

1. PWRPAS YR ADRODDIAD

- 1.1 Diweddariad bob deufis i'r Pwyllgor ar y cynnydd sy'n berthnasol i weithredu Cytundeb Adran 106 a datblygiadau'n gyffredinol ar y safle yw'r adroddiad.

2. CYNNYDD ERS YR ADRODDIAD DIWETHAF

- 2.1 Ers yr adroddiad a gyflwynwyd i'r Pwyllgor ym mis Tachwedd 2006, digwyddodd y canlynol:

- a) Cyfarfu Gweithgor Aelodau Ysbytai Gogledd Cymru ar Ragfyr y 5ed. Cafodd y Grŵp y wybodaeth ddiweddaraf ar ddigwyddiadau yn ystod 2006 a gwelwyd sleidiau ar gyflwr yr adeiladau ar hyn o bryd. Mae'r Grŵp yn cyfarfod bob tri mis.
- b) Cadarnhaodd y perchennog ei fod wedi apwyntio person proffesiynol addas i oruchwylio paratoi argymelliadau manwl gan gynnwys ceisiadau ar faterion neilltuedig.
- c) Mae'r Rheolwr Rheoli Datblygu wedi ysgrifennu i'r perchennog yn amlinellu gofidiau penodol am y camau sy'n cael eu cymryd i gyfyngu mynediad heb ganiatâd i'r safle. Cyfeiriodd hefyd at yr angen i weithredu ar frys i orffen arolwg asbestos a symud y deunydd ymaith. Trefnwyd cyfarfod â'r perchennog a'i gynrychiolwyr i drafod y materion hyn, ynghyd ag argymhellion i fynd ymlaen â rychwant o astudiaethau ac adroddiadau sy'n angenrheidiol i gydymffurfio ag amlinelliad caniatâd cynllunio a chytundeb cyfreithiol Adran 106.

3 ARGYMHELLIAD

- 3.1 Bod aelodau'n derbyn yr adroddiad hwn.

**EITEMAU ER GWYBODAETH AR GYFER Y PWYLLGOR
CYNLLUNIO
Hyfforddiant Aelodau
Dogfen Ymarfer Gorau – Gwybodaeth a gofynnir amdani gyda
Cheisiadau Cynllunio**

1. PWRPAS YR ADRODDIAD

- 1.1 Mae hon yn eitem sefydlog ar agenda'r Pwyllgor Cynllunio ac yn bwynt cyfeiriol er gwybodaeth i'r Aelodau o'r mentrau, polisïau, arweiniad a'r cyhoeddiadau sy'n datblygu.
- 1.2 Dim ond disgrifiad byr o'r fenter berthnasol a chyfeiriad at ffynhonnell unrhyw wybodaeth (cyfeiriad rhyngwyd / mewnrwyd) a roddir i'r Aelodau. Bydd yr adroddiad hefyd yn cynnwys crynodeb o unrhyw oblygiadau sylweddol i benderfyniadau'r Pwyllgor Cynllunio pan fo hynny'n berthnasol.

2. HYFFORDDI AELODAU

- 2.1 Bydd yr Aelodau'n cofio fod hyfforddiant yn orfodol ar gyfer Cynghorwyr Sir sy'n eistedd ar y Pwyllgor Cynllunio. Y trefniadau yw y byddwn yn darparu o leiaf bedwar digwyddiad hyfforddi pob blwyddyn. Rhaid i'r Aelodau fynychu o leiaf 2 o'r digwyddiadau hyn. Darperir yr wybodaeth ddiweddaraf ar bresenoldeb Aelodau i'r Pwyllgor Archwilio Amgylchedd ar 1af Chwefror.
- 2.2 Cynhelir y digwyddiad nesaf brynhawn dydd Llun 12 Chwefror yng Nghaledfryn, Dinbych lle trafodir y broses o gymryd penderfyniad a chadernid penderfyniadau gan gynnwys adolygu penderfyniadau apêl. Anfonir manylion pellach at yr Aelodau gan yr Adain Hyfforddiant Corfforaethol.
- 2.3 Cynhelir digwyddiad pellach ym mis Mai (dyddiad i'w gadarnhau) a fydd yn cynnwys adolygiad o ansawdd datblygu yn ogystal â thaith bws (gogledd y sir i gynnwys safleoedd tai fforddiadwy).
- 2.4 Cyflwynwyd adroddiad i'r Pwyllgor Archwilio ar 5 Hydref 2006 gyda manylion o'r Aelodau a dderbyniodd hyfforddiant, gan gofio fod rhaid i Aelodau fynychu o leiaf ddau ddigwyddiad hyfforddi'r flwyddyn. Yn codi o'r adroddiad ac o'r trafodaethau, gwnaeth y Pwyllgor Archwilio nifer o argymhellion ynghylch

Hyfforddiant Aelodau a fydd yn cael eu cynnwys mewn adroddiad i'r Cyngor Sir ar 13 Chwefror 2007. Cyflwynir yr wybodaeth ddiweddaraf ar bresenoldeb Aelodau mewn sesiynau hyfforddi i'r Pwyllgor Archwilio Amgylchedd ar 1 Chwefror.

3. DOGFEN YMARFER GORAU – YR WYBODAETH SYDD EI ANGEN MEWN CEISIADAU CYNLLUNIO

Cefndir

- 3.1 Roedd y pwnc hwn yn un o'r rhai a drafodwyd mewn gweithdy hyfforddi aelodau ar 13 Tachwedd 2006 lle'r oedd copïau o'r ddogfen ddrafft ar gael.
- 3.2 Efallai bod Aelodau'n ymwybodol o'r camau cyntaf mae swyddogion yn eu cymryd wrth asesu pa mor ddigonol yw ceisiadau wrth eu derbyn oddi wrth ymgeiswyr neu asiantwyr am y tro cyntaf. Ar y lefel fwyaf sylfaenol, mae hyn yn golygu archwilio dogfennau a chynlluniau i benderfynu a roddir digon o wybodaeth i alluogi'r awdurdod i dderbyn cais fel un 'dilys' o ran y gofynion deddfwriaethol a symud ymlaen i ymgynghori'n ffurfiol ac asesu'r cynigion yn briodol.
- 3.3 Dros amser, daeth y broses o ddilysu yn gynyddol gymhleth a dryslyd i bawb sydd â rhan ynddi. Er bod deddfwriaeth a'r llywodraeth wedi sefydlu fframwaith y mae'n rhaid i awdurdodau cynllunio weithredu o'i mewn, fe'i dehonglwyd mewn ffyrdd gwahanol gan wahanol awdurdodau a chan y gwahanol rai sy'n cyflwyno gwahanol fathau o geisiadau.
- 3.4 Mae'r system yn cael ei hadolygu gan y Llywodraeth Ganol a chan Lywodraeth Cynulliad Cymru ar hyn o bryd. Canolbwyntiwyd ymdrechion ar ddatblygu ffurflen cais cynllunio, genedlaethol, safonol a "gwell" (yn ogystal â'i rhoi ar y we) a fyddai'n dangos pa fanylion sydd eu hangen i'w chanlyn a bydd newidir y ddeddfwriaeth berthnasol hefyd i gyd-fynd â'r newidiadau.

Gan nad yw'n amlwg pa bryd mae Llywodraeth y Cynulliad yn bwriadu cyflwyno'r ffurflenni a'r ddeddfwriaeth newydd yng Nghymru, mae swyddogion wedi cymryd arweiniad positif i ddatblygu dogfen ymarfer gorau ynghylch cynnwys ceisiadau cynllunio. Mae Adain Cynllunio Llywodraeth y Cynulliad wedi dangos y byddant yn fodlon annog yr awdurdod i beilota ymarfer o'r math yma, yn amodol ar y byddai hynny'n gyson â'r adolygiad sydd ar y gweill o ffurflenni cais. Gellir newid y ddogfen Ymarfer Gorau'n hawdd i gynnwys adolygiad Llywodraeth y Cynulliad o ffurflenni.

Amcanion

3.6 Amcanion y ddogfen ymarfer gorau yw dangos yn fanwl y math o wybodaeth mae'r Awdurdod ei angen gydag unrhyw gais cynllunio cyn y gellir ei dderbyn fel un "dilys" a'r wybodaeth y dylid ei gyflwyno gyda'r cais fel y gellir ei drin yn gyflym.

3.7 Mae'r ddogfen yn:

- ganllaw ynghylch y math o wybodaeth y gellid bod ei angen ar y dechrau i sicrhau cais 'addas ar gyfer ei bwrpas'.
- galluogi'r Awdurdod i gael yr holl wybodaeth angenrheidiol i benderfynu ar gais ac i ddrafftio unrhyw ganiatâd cynllunio a'r holl amodau.
- lleihau'r angen i gyflwyno gwybodaeth ychwanegol er mwyn rhoi cyfle rhesymol i'r awdurdod i benderfynu ar geisiadau.
- galluogi'r awdurdod i roi rhywfaint o sicrwydd i ymgeiswyr ac asiantwyr o'r math o wybodaeth sydd ei angen.
- sicrhau bod pawb yn cael eu trin yr un fath wrth gofrestru a dilysu ceisiadau tra'n cydnabod yr angen i amrywio o dan rai amodau.
- arwain at leihau'r angen i osod amodau ar ganiatâd yn gofyn am ragor o wybodaeth.

3.8 Mae'r ddogfen ymarfer gorau i'w chyflwyno ar 1 Ebrill 2007 a bydd ar gael yn y Gymraeg a'r Saesneg ar Wefan Sir Ddinbych ac ar ffurf copi caled. Cysylltir â phenseiri a asiantwyr lleol a'u gwahodd i weithdy fel y gellir egluro pwrpas a chynnwys y ddogfen ymarfer gorau a rhoi cyfle i drafod dulliau'r awdurdod. Trafodwyd y ddogfen hon gydag Awdurdodau Cynllunio eraill gogledd Cymru er mwyn ceisio cael cysondeb mewn ceisiadau ledled gogledd Cymru.

4. ARGYMHELLIAD

4.1 Fod yr aelodau'n derbyn yr wybodaeth yn yr adroddiad.

ADRODDIAD GAN BENNAETH CYNLLUNIO A GWARCHOD Y CYHOEDD

DYDDIAD YMWELIADAU SAFLE

1 PWRPAS YR ADRODDIAD

- 1.1 Rhoi gwybodaeth i aelodau am ddyddiadau tebygol Ymweliadau Safle a ofynnir amdanynt cyn y Pwyllgor nesaf (21 Chwefror 2007)

2. DYDDIAD YMWELIADAU SAFLE

- 2.1 Wedi ymgynghori ag Adran Clerc y Sir, penderfynwyd mai dydd Gwener, 16 Chwefror 2007 yw'r dyddiad mwyaf addas. Mae hwn wedi ei neilltuo dros dro.
- 2.2 Fe'ch cynghorir, felly, bod unrhyw ymweliadau safle a drefnir heddiw neu cyn y Pwyllgor cynllunio nesaf yn digwydd ar ddydd Gwener 16 Chwefror 2007.

3 AELODAETH Y PANEL YMWELIAD SAFLE

- 3.1 Aelodau'r Panel Safle fydd:
Cadeirydd ac Is gadeirydd, Aelod(au) Lleol a chynrychiolydd o'r Cyngor Tref neu Gymuned berthnasol.

4. ARGYMHELLIAD

- 4.1 **Bod yr Aelodau'n cytuno bod yr ymweliadau Safle'n digwydd ddydd Gwener 16 Chwefror 2007**

**Penderfyniadau a wnaed gan y Pennaeth Gweithredol Gwasanaethau
Cynllunio a Gwarchod y Cyhoedd o
dan Bwerau Dirprwyedig
21ain Tachwedd - 31ain Rhagfyr 2006**

Eitem er gwybodaeth

Mae hon yn rhestr o geisiadau lle gwnaed y penderfyniad eisoes dan bwerau dirprwyedig. Os ydych chi'n dymuno trafod y cais/penderfyniad, cysylltwch â'r Swyddog fu'n ymwneud â'r cais os gwelwch yn dda.

MATHAU O BENDERFYNIAD

CANIATÁU (GRANT)	- caniatáu caniatâd cynllunio
GWRTHOD (REFUSE)	- gwrthod pob math o gais
CYMERADWYO (APPROVE)	- cymeradwyo materion neu amod a neilltuwyd
CANIATÂD (CONSENT)	- caniatáu caniatâd adeilad rhestredig, ardal gadwraeth neu ganiatâd hysbyseb
BARNU (DEEMED)	- nid yw'n ofynnol cael caniatâd hysbyseb
DIM GWRTHWYNEBIAD (NO OBJ)	- dim gwrthwynebiad i waith ar goeden/coed mewn ardal gadwraeth
NID YW'N OFYNNOL (NOT REQ)	- nid yw'n ofynnol cael caniatâd ar gyfer y gwaith arfaethedig
PENDERFYNWYD (DETERMIN)	- penderfynwyd nad yw'n ofynnol cael cymeradwyaeth o flaen llaw neu'n cael ei ganiatáu pan benderfynir ar y cais (rhai gweithiau telecom a gwaith amaethyddol penodol)
DATBLYGIAD A GANIATEIR (P DEV)	- canfuwyd fod y cais yn ddatblygiad a ganiateir ar ôl derbyn y cais
TYNNWYD YN ÔL (WDN)	- tynnwyd y cais yn ôl gan yr ymgeisydd
ANNILYS (INVALID)	- canfuwyd fod y cais yn annilys
ARDYSTIO (CERTIFY)	- cyflwynwyd tystysgrif defnydd cyfreithlon
G ARDYSTIO (RCERTIFY)	- gwrthodwyd cyflwyno tystysgrif defnydd cyfreithiol

Nid yw'r atodiad y cyfeiriwyd ato yn yr adroddiad ar gael yn Gymraeg ac mae hynny yn unol â Chynllun Iaith Gymraeg y Cyngor

**PENDERFYNIADAU WEDI EU GWNEUD GAN BENNAETH
CYNLLUNIO A GWARCHOD Y CYHOEDD O DAN
PWERAU DIRPRWYEDIG**

21 /11 /2006 ac 31 /12 /2006

**DECISIONS MADE BY HEAD OF PLANNING AND PUBLIC
PROTECTION UNDER DELEGATED POWERS**

21 /11 /2006 and 31 /12 /2006

<u>RHIF CYF</u> <u>REF NO</u>	<u>LLEOLIAD A CHYNNIG</u> <u>LOCATION AND PROPOSAL</u>	<u>YMGEISYDD</u> <u>APPLICANT</u>	<u>PENDERFYNIAD</u> <u>DECISION</u>	<u>DYDDIAD</u> <u>DATE</u>
00/2006/1383 / NA	Neighbouring Authority Applications Extension and alterations to main hall, extension, alterations and change of use of coach house to 2 No. holiday units at Eriviat Hall, Henllan	Conwy County Borough Council Case Officer - Emer O'Connor	NO OBJ	21 /12 /2006
01/2006/0601 / PF	Y Glyn Whitchurch Road Denbigh Erection of replacement garage	Mrs M W Roberts Case Officer - Paul David Griffin	GRANT	05 /12 /2006
01/2006/0602 / PR	Land To The Rear Of Y Glyn Whitchurch Road Denbigh Details of siting, design and external appearance of dwelling, means of access and landscaping submitted in accordance with condition no. 1 of outline planning permission code no. 01/2005/1330/PO	Mrs M W Roberts Case Officer - Paul David Griffin	GRANT	05 /12 /2006
01/2006/1005 / PF	Nant Y Crabbas Plas Chambres Road Denbigh Erection of detached building to form extension to cattery and construction of new vehicular access	Mr T McMahan Case Officer - Paul David Griffin	GRANT	19 /12 /2006
01/2006/1118 / AC	Plas Y Green Mold Road Denbigh Details of hard and soft landscaping submitted in accordance with condition number 11 of planning permission 01/2006/380/PF	Mr A Davies Case Officer - Shan Wyn Jones	APPROVE	11 /12 /2006
01/2006/1218 / PF	Tan Y Marian Denbigh Retention of lean-to dairy extension and milking parlour	J.LL., H.M. & E.LL. Edwards Case Officer - Nicola Marie Jones	GRANT	21 /11 /2006

**PENDERFYNIADAU WEDI EU GWNEUD GAN BENNAETH
CYNLLUNIO A GWARCHOD Y CYHOEDD O DAN
PWERAU DIRPRWYEDIG**

21 /11 /2006 ac 31 /12 /2006

**DECISIONS MADE BY HEAD OF PLANNING AND PUBLIC
PROTECTION UNDER DELEGATED POWERS**

21 /11 /2006 and 31 /12 /2006

<u>RHIF CYF</u> <u>REF NO</u>	<u>LLEOLIAD A CHYNNIG</u> <u>LOCATION AND PROPOSAL</u>	<u>YMGEISYDD</u> <u>APPLICANT</u>	<u>PENDERFYNIAD</u> <u>DECISION</u>	<u>DYDDIAD</u> <u>DATE</u>
01/2006/1301 / PF	Land adjacent to St. Brigids School Mold Road Denbigh Erection of kiosk to house telemetry equipment	Dwr Cymru Welsh Water Case Officer - Paul David Griffin	GRANT	15 /12 /2006
01/2006/1303 / AC	Phase 3 Colomendy Industrial Estate, Rhyl Road Denbigh Details of foul and surface water drainage, landscaping, external wall finishes and cycle parking submitted in accordance with condition numbers 2, 4, 5 and 8 of planning permission 01/2004/1041/PF	Gareth Evans Denbighshire County Council Case Officer - Paul David Griffin	APPROVE	22 /11 /2006
01/2006/1318 / AC	Workshop/Stores Crown Lane Denbigh Details of materials, fenestration, photographic survey and facias submitted in accordance with conditions 3, 5, 7 of planning permission 01/2006/847/PF	Messrs H E Hughes And D Ll. Williams Case Officer - Nicola Marie Jones	APPROVE	13 /12 /2006
02/2004/0305 / PF	Barclays Bank Chambers Clwyd Street Ruthin Erection of rear extension to form disabled wc and office, internal alterations and external ramped access for disabled	Llewellyn Jones & Co. Case Officer - Sarah Stubbs	GRANT	21 /11 /2006
02/2006/0328 / PF	Ysgol Brynhyfryd Mold Road Ruthin Erection of extension to create canteen	Lifelong Learning Case Officer - Shan Wyn Jones	GRANT	06 /12 /2006
02/2006/0487 / PF	H S B C St. Peters Square Ruthin Installation of 1 No. automated teller machine (ATM) and replacement of existing automated teller machine	HSBC Bank PLC Case Officer - Paul David Griffin	GRANT	15 /12 /2006

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02/2006/1089 / LB	Denbighshire County Council Ruthin Library Record Street Ruthin External works to provide access to the building for the disabled (Listed Building application)	Denbighshire County Council Case Officer - Paul David Griffin	GRANT	14 /12 /2006
02/2006/1148 / AC	Bryn Greenfield Road Ruthin Details of bat and bird survey report submitted in accordance with condition no. 7 of planning permission code no. 02/2006/0708/PF	L T Estates Ltd. Case Officer - Shan Wyn Jones	APPROVE	13 /12 /2006
02/2006/1233 / AC	Bryn Greenfield Road Ruthin Details of landscaping submitted in accordance with condition no. 3 of planning permission code no. 02/2006/0708/PF	L T Estates Ltd. Case Officer - Shan Wyn Jones	APPROVE	13 /12 /2006
02/2006/1234 / TP	32 Stryd Y Brython Ruthin Works to 3 no. trees covered by Tree Preservation Order	Mr. I. A. Pierce Case Officer - Nicola Marie Jones	GRANT	21 /11 /2006
02/2006/1311 / PF	Ael Y Bryn Bryn Goodman Ruthin Erection of pitched-roof extensions to front and rear, insertion of dormers and erection of conservatory at side of dwelling (amended scheme)	Mr & Mrs G Owen Case Officer - Jenni Perkins	REFUSE	14 /12 /2006
02/2006/1451 / AC	County Council Depot Hen Lon Parcwr Ruthin	Denbighshire County Council Head Of Environmental Services	APPROVE	19 /12 /2006

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	Details of external wall and roof materials, screen wall and fences submitted in accordance with conditions 4 and 5 of Planning Permission 02/2005/0138/PF	Case Officer - Paul David Griffin		
03/2006/0758 / PF	Outbuildings At Llandyn Hall Farm Llangollen Road Llangollen	Mr & Mrs Johnson	WDN	28 /11 /2006
	Conversion and alterations of outbuildings to form 2 no. dwellings and 2 no. holiday cottages, demolition of modern storage barn and construction of new vehicular access	Case Officer - Shan Wyn Jones		
03/2006/0759 / LB	Outbuildings At Llandyn Hall Farm Llangollen Road Llangollen	Mr & Mrs Johnson	WDN	28 /11 /2006
	Conversion and alterations of outbuildings to form 2 no. dwellings and 2 no. holiday cottages, demolition of modern storage barn and associated works (Listed Building application)	Case Officer - Shan Wyn Jones		
03/2006/0884 / AC	Lower Dee Mill Mill Street Llangollen	Gower Homes	APPROVE	28 /11 /2006
	Details of landscaping scheme submitted in accordance with condition no. 7 of planning permission code no. 03/2004/0354/PF and condition no. 6 of 03/2005/0919/PF	Case Officer - Ian Weaver		
03/2006/1182 / LB	Sycamore Abbey Road Llangollen	Mr D Lumsden	GRANT	22 /11 /2006
	Erection of porch to side of dwelling (amended scheme) (Listed Building application)	Case Officer - Jenni Perkins		
03/2006/1197 / PF	Dinas Bran Bilateral School Dinbren Road Llangollen	Head Of Lifelong Learning Denbighshire County Council	GRANT	27 /11 /2006
	Removal of existing mobile classroom, erection of two-storey extension to existing school building and construction of new entrance.	Case Officer - Paul David Griffin		

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03/2006/1209 / PF	1 Abbey Road Llangollen Erection of first-floor extension to form new office and store area	Mr & Mrs C Smith Case Officer - Paul David Griffin	REFUSE	14 /12 /2006
03/2006/1268 / PF	2 Pengwern Llangollen Erection of single-storey extensions to front and rear of dwelling	Michael Derek Hardy Case Officer - Paul David Griffin	GRANT	22 /12 /2006
03/2006/1277 / PF	9 Horseshoe Pass View, Brook Street Llangollen Erection of conservatory to side of dwelling	Mr & Mrs M Adamson Case Officer - Jenni Perkins	GRANT	12 /12 /2006
03/2006/1351 / PF	Land to the rear of 24,26,30 Regent Street Llangollen Erection of domestic garage	Mrs J Hardy & Mr R Jackson Case Officer - Jenni Perkins	GRANT	28 /12 /2006
03/2006/1362 / AC	Eirianfa Berwyn Llangollen Details of visibility splays submitted in accordance with condition number 5 of planning permission 03/2001/0028/PO	Mr R Fletcher Case Officer - Paul Mead	APPROVE	24 /11 /2006
03/2006/1372 / AC	Lower Dee Mill Mill Street Llangollen Details of obscure glazing for blocks A and D submitted in accordance with condition no. 5 of planning permission code no. 03/2005/0919/PF and condition no. 6 of 03/2004/0354/PF	Gower Homes Case Officer - Ian Weaver	APPROVE	28 /11 /2006

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03/2006/1394 / TC	1 Llys Y Barcty Llangollen Pollarding of 1 ash tree in the Llangollen Conservation Area	Mr M Fox	GRANT	27 /12 /2006
		Case Officer - Nicola Marie Jones		
04/2006/1085 / PF	Bron Haul Betws Gwerfil Goch Corwen Change of use of land to form extension to domestic curtilage and erection of log cabin for ancillary use	Mr O.L Owen	WDN	22 /11 /2006
		Case Officer - Nicola Marie Jones		
05/2003/0825 / AC	Land Adjacent To Cwm Arddau Glyndyfrdwy Corwen Details of layout of internal estate road, parking/turning of vehicles, foul/surface water drainage, surface water regulation and landscaping details submitted in accordance with condition numbers 3,4,6,9,,13 and 14 of planning permission no. 05/2003/0243/PF	Mr & Mrs M Lewis	APPROVE	30 /11 /2006
		Case Officer - Sarah Stubbs		
05/2006/0223 / PF	Land At Rhug Estate Corwen Erection of building to accommodate organic farm shop, associated food catering facility and office accommodation, and layout of land as customer and staff car park	Rhug Estate	GRANT	08 /12 /2006
		Case Officer - Ian Weaver		
05/2006/1047 / AC	Land Adjoining The Crescent Corwen Details of drainage submitted in accordance with condition no. 4 of outline planning permission code no. 05/1073/97/PO	Williams Developments	APPROVE	30 /11 /2006
		Case Officer - Shan Wyn Jones		
05/2006/1048 / AC	Land Adjoining The Crescent Corwen	Williams Developments	APPROVE	06 /12 /2006

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	Details of footway, parking and turning of vehicles, walls, hedges and fences adjacent to highway, finished floor levels and landscaping submitted in accordance with condition no's 1,2,3,4 and 9 of reserved matters approval code no. 05/2001/0137/PR	Case Officer - Shan Wyn Jones		
05/2006/1411 / AC	Outbuildings at Efenechtyd Glyndyfrdwy Corwen	Mr S Turner SCT Avionics & Training Ltd.	APPROVE	01 /12 /2006
	Details of stonework and mortar submitted in accordance with condition number 5 of Planning Permission 05/2006/0413/LB	Case Officer - Paul David Griffin		
06/2006/1105 / PO	Land At Bryn Llan Gwyddelwern Corwen	Meridian Development (SP) Limited	GRANT	22 /11 /2006
	Renewal of application Ref. No. 06/2003/0978/PO comprising development of 0.09 hectares of land by the demolition of existing outbuildings and erection of dwelling (Outline application)	Case Officer - Nicola Marie Jones		
06/2006/1180 / LE	The Cottage Bryn Saith Marchog Corwen	Mrs P.J Higgins	CERTIFY	06 /12 /2006
	Application for Certificate of Lawfulness for existing use of holiday cottage as dwelling	Case Officer - Emer O'Connor		
06/2006/1328 / PF	Tan-yr-Efail Gwyddelwern Corwen	Mr C Parry-Jones	GRANT	14 /12 /2006
	Erection of pitched-roof extension to form garage with sun-lounge over at rear of dwelling	Case Officer - Jenni Perkins		
06/2006/1420 / PF	Land Near To Bryn Gwenallt , Gwyddelwern Corwen	Mr Clwyd Parry Jones	WDN	13 /12 /2006
	Replacement of existing residential caravan with 1 no. log cabin	Case Officer - Jenni Perkins		

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07/2006/0656 / AC	Land to the rear of Pen Rhos Llandrillo Corwen Details of landscaping and highway works submitted in accordance with condition no's 3 and 5 of planning permission code no. 07/2004/0737/PF	Mr P Lines	APPROVE	28 /11 /2006
		Case Officer - Paul David Griffin		
07/2006/1153 / PC	Land At 2 Cae Bach Llandrillo Corwen Continuation of use of land as extension to residential curtilage (retrospective application)	Mrs Judith Williams	APPROVE	28 /11 /2006
		Case Officer - Nicola Marie Jones		
11/2006/1095 / PC	Maestyddyn Ucha Clawddnewydd Ruthin Continuation of use of land for equestrian purposes and retention of lunging arena.	Mr & Mrs H Stanley	GRANT	30 /11 /2006
		Case Officer - Nicola Marie Jones		
12/2006/1243 / PF	Tyn Y Coed Clawddnewydd Ruthin Erection of sunroom extension to rear of dwelling.	Mr R Salters	GRANT	12 /12 /2006
		Case Officer - Jenni Perkins		
13/2006/1169 / PF	Bryn Hyfryd Pwllglas Ruthin Erection of detached garage and other engineering operations	Mr G O Newell	GRANT	14 /12 /2006
		Case Officer - Nicola Marie Jones		
13/2006/1316 / AC	Llanerchgron Barn Pwllglas Ruthin Details of landscaping scheme submitted in accordance with condition number 2 of planning permission 13/2006/746/PC	Mr R T Thompson	APPROVE	12 /12 /2006
		Case Officer - Nicola Marie Jones		

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14/2006/1041 / AC	Barn at Ty Newydd Isa Bontuchel Ruthin Details of bat and bird report submitted in accordance with condition number 12 of planning permission 14/2005/1456/PF	Mrs K Piper Case Officer - Nicola Marie Jones	APPROVE	13 /12 /2006
15/2006/1190 / PF	Perthi Chwarae Llandegla Road Llanarmon-Yn-Ial Mold Conversion of redundant outbuilding to dwelling	Mr B Jones Case Officer - Nicola Marie Jones	GRANT	01 /12 /2006
16/2006/1149 / PF	11 Maes Derwen Llanbedr Dyffryn Clwyd Ruthin Erection of carport to front of dwelling	Mr E I Jones Case Officer - Jenni Perkins	GRANT	21 /11 /2006
16/2006/1172 / EL	Land at Rhiwlas Lon Cae Glas Llanbedr Dyffryn Clwyd Ruthin Erection of LV and HV overhead line supported by wood poles	SP Power Systems Limited Case Officer - Paul David Griffin	APPROVE	06 /12 /2006
17/2006/0775 / PR	Land at (Part garden of) Belle Vue Pen Y Stryt Llandegla Wrexham Details of siting, design, external appearance of dwelling, means of access and landscaping submitted in accordance with Condition No. 1 of Outline planning permission Ref. No. 17/2005/1193/PO (Reserved Matters)	Mr P A Owens Case Officer - Nicola Marie Jones	APPROVE	14 /12 /2006
17/2006/1248 / TP	Hand House Llandegla Wrexham Crown reduction of 1no. sycamore tree subject to a Tree Preservation Order.	Mr J Rogers Case Officer - Nicola Marie Jones	GRANT	12 /12 /2006

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17/2006/1340 / AC	Land adjacent to Visitor Centre Coed Llandegla Wrexham Details of planting, car park use surveys and height restriction barriers in connection with extension to car park submitted in accordance with condition no's 3,7 and 8 of planning permission code no. 17/2006/0427/PF	Tilhill Forestry Case Officer - Ian Weaver	APPROVE	21 /11 /2006
18/2006/1194 / PF	Penrhyn Cottage Llandyrnog Denbigh Erection of sunroom to side of dwelling and creation of basement sports room	Mr S Mason Case Officer - Paul David Griffin	GRANT	14 /12 /2006
20/2006/1136 / PO	Part Field No. 2246 Tan y Graig adjacent to Pant y Celyn Pentre Celyn Ruthin Development of 0.1 hectares of land for 1 dwelling, construction of new vehicular access and installation of new septic tank (Outline application)	Mr E W Davies Case Officer - Nicola Marie Jones	REFUSE	06 /12 /2006
20/2006/1266 / PF	Bryn Tegid Llanfair Dyffryn Clwyd Ruthin Erection of two-storey pitched roof extension at side of dwelling (revised scheme to application ref. no. 20/2006/0561/PF)	Mr S Morgan Case Officer - Nicola Marie Jones	GRANT	12 /12 /2006
21/2006/0200 / AC	Colomendy Centre For Outdoor Education Ruthin Road, Loggerheads Llanferres Mold Details of (i) Landscaping scheme (Condition 3), (ii) Climbing Centre (Condition 8) and (iii) Blasting procedure (Condition 11) submitted in accordance with planning permission code no. 21/2004/0473/PF	Liverpool City Council Case Officer - Shan Wyn Jones	APPROVE	13 /12 /2006

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21/2006/0984 / LE	Ty Pren Hendre Foelas Pant Du Road Eryrys Mold Certificate of Lawfulness for the existing use of the building as a dwelling	Mr J Clement-Evans Case Officer - Nicola Marie Jones	RCERTIFY	30 /11 /2006
21/2006/1308 / PF	1, Tyddyn Daws Cadole Mold Erection of single-storey lean-to sun room to rear of dwelling	Mrs J Jepsen Case Officer - Jenni Perkins	GRANT	11 /12 /2006
22/2006/1086 / PF	Bryn Derwen Llangynhafal Denbigh Construction of new vehicular access	Mr & Mrs G Scott Case Officer - Paul David Griffin	GRANT	18 /12 /2006
22/2006/1238 / PF	Llwyn Onn Hendrerwydd Denbigh Erection of two-storey pitched-roof extension at rear and alterations to existing vehicular access	Mr. & Mrs V. VINTR Case Officer - Paul David Griffin	GRANT	12 /12 /2006
22/2006/1265 / PF	Clwyd Hall Llanychan Ruthin Erection of detached garden room	Mr & Mrs A Roberts Case Officer - Paul David Griffin	GRANT	12 /12 /2006
22/2006/1276 / PF	Tamarind Llanychan Ruthin Erection of conservatory extension to rear and extension of domestic curtilage to form garden area	Mr & Mrs J R C Heginbotham Case Officer - Paul David Griffin	GRANT	12 /12 /2006

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22/2006/1280 / PF	Ty Coch Farm Llangynhafal Denbigh Erection of domestic garage/store to rear of dwelling	Denbighshire County Council Case Officer - Paul David Griffin	GRANT	12 /12 /2006
22/2006/1281 / PF	Land at Ty Coch Farm Llangynhafal Denbigh Erection of livestock shed	Denbighshire County Council Case Officer - Paul David Griffin	GRANT	12 /12 /2006
22/2006/1343 / AC	Ty Coch Farm Llangynhafal Denbigh Details of landscaping submitted in accordance with condition no. 2 of planning permission code no. 22/2005/1333/PF	Mr David Fletcher Denbighshire County Council Case Officer - Sarah Stubbs	APPROVE	29 /11 /2006
23/2006/0684 / LB	The Coach House Llanrhaeadr Hall Llanrhaeadr Denbigh Conversion and alterations of the former Coach House into a fitness and health spa (Listed Building application)	Springs Fitness And Spa Ltd. Springs Case Officer - Sarah Stubbs	GRANT	18 /12 /2006
23/2006/1207 / PF	Land At Ty Newydd Llanrhaeadr Denbigh Erection of agricultural building for housing livestock	Mr Eifion Evans Case Officer - Paul David Griffin	REFUSE	05 /12 /2006
23/2006/1216 / PF	Cynefail Llanrhaeadr Denbigh Erection of replacement conservatory to side of dwelling.	Mr & Mrs Ayres Case Officer - Nicola Marie Jones	GRANT	08 /12 /2006

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23/2006/1254 / PF	Tyddyn Uchaf Llanrhaeadr Denbigh Erection of conservatory to rear of dwelling	Mr C Jones	GRANT	12 /12 /2006
		Case Officer - Paul David Griffin		
24/2006/0643 / AC	Outbuildings At Pant Glas Uchaf Bontuchel Ruthin Details of hard and soft landscaping submitted in accordance with condition no. 11 of planning permission code no. 24/2005/0593/PF	Caldecott Construction Ltd.	APPROVE	12 /12 /2006
		Case Officer - Paul David Griffin		
24/2006/1267 / PF	Ty Arall Llanynys Denbigh Alterations and extension to existing dwelling	Mr & Mrs M Davies	GRANT	14 /12 /2006
		Case Officer - Paul David Griffin		
24/2006/1299 / PF	Tyddyn Isa Rhewl Ruthin Conversion of redundant outbuilding to form 1no dwelling, construction of new vehicular access and installation of new septic tank.	Mr & Mrs A Jones	GRANT	21 /12 /2006
		Case Officer - Nicola Marie Jones		
24/2006/1327 / AG	Land adjacent to Pen y Garth Llanrhaeadr Denbigh Erection of extension to existing agricultural building for fodder storage	Mr D W Wilkinson	GRANT	06 /12 /2006
		Case Officer - Nicola Marie Jones		
24/2006/1344 / PF	14 Bro Clywedog Rhewl Ruthin Erection of single-storey pitched-roof extension to side of dwelling.	Mr & Mrs D Jones	GRANT	15 /12 /2006
		Case Officer - Paul David Griffin		

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25/2006/1184 / PF	Foel Gasyth Saron Denbigh Demolition of existing farmhouse, granary, hay barn and single garage, erection of replacement dwelling and two bay garage, and an extension to existing residential curtilage	Mr & Mrs Roberts	GRANT	19 /12 /2006
		Case Officer - Emer O'Connor		
27/2006/1073 / PF	Fron Haul Llandynan Rhewl Llangollen Erection of two-storey pitched-roof extensions to side and rear of dwelling	Mr S. Williams & Ms. P Edwards	GRANT	12 /12 /2006
		Case Officer - Paul David Griffin		
28/2006/1370 / AG	Peronne Farm Foxhall Henllan Denbigh Alterations and extensions to existing agricultural building	Denbighshire County Council	GRANT	12 /12 /2006
		Case Officer - Nicola Marie Jones		
30/2006/1315 / PF	Coed Derw Llannerch Park St. Asaph Erection of single storey pitched roof extension and formation of new vehicular access	Mr A Maddocks	GRANT	15 /12 /2006
		Case Officer - Emer O'Connor		
30/2006/1322 / PF	Davance Upper Denbigh Road St. Asaph Erection of detached garage	Mr R G Jones	GRANT	14 /12 /2006
		Case Officer - Jenni Perkins		
30/2006/1356 / PC	3 Clwydian Park View St. Asaph Retention of conservatory at rear of dwelling (retrospective application)	Mr J C Alcock	GRANT	18 /12 /2006
		Case Officer - Paul David Griffin		

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31/2006/1125 / PF	Land at Coed y Brain Water Treatment Works Glascoed Abergele Codi sied at ddiben amaethyddol Erection of agricultural shed	Mr Huw Davies Case Officer - Emer O'Connor	GRANT	27 /11 /2006
40/2006/1205 / TC	Land at end of Marble Church Grove Bodelwyddan Rhyl Removal of Ash Tree in the Bodelwyddan Conservation Area	Mr E Pedeley Case Officer - Nicola Marie Jones	GRANT	15 /12 /2006
40/2006/1227 / PF	Bod Del Bodelwyddan Road Rhuddlan Rhyl Erection of single-storey extension to rear of dwelling, conversion of loft space and insertion of 3 no. dormer windows	Mr M Woodhead Case Officer - Jenni Perkins	GRANT	12 /12 /2006
40/2006/1333 / PF	Tyddyn Isaf St. Asaph Road Bodelwyddan Rhyl Change of use of land from agricultural to storage of caravans	Mr I Williams Case Officer - Emer O'Connor	GRANT	28 /12 /2006
40/2006/1339 / PF	Glan Clwyd Hospital Rhuddlan Road Bodelwyddan Rhyl Conversion of and extension to Ward 15 to form new out-patients' department	Conwy & Denbighshire NHS Trust Case Officer - Emer O'Connor	GRANT	28 /12 /2006
42/2005/1312 / AC	Plas Newydd Estate Land off Ffordd Pantycelyn Prestatyn Details of highway arrangements (con. 6), drainage (con. 7), hard and soft landscaping (con. 9), play areas (con. 13), screen fencing (con. 11), submitted in accordance with planning permission code no. 42/2004/0102/PF	Macbryde Homes Limited Case Officer - Shan Wyn Jones	APPROVE	22 /12 /2006

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42/2006/1186 / PF	Land at junction of Pandy Lane and High Street Dyserth Rhyl Erection of detached dwelling and construction of new vehicular access on 0.032 hectares of land	Mr M Davies Case Officer - Emer O'Connor	REFUSE	29 /11 /2006
42/2006/1269 / PF	Craig Bach Hiraddug Road Dyserth Rhyl Construction of pitched-roof dormer to existing garage	Mr M Barrodale Case Officer - Jenni Perkins	GRANT	12 /12 /2006
43/2006/0713 / PF	(Land Adjoining No. 2) 2a Mount Ida Road Prestatyn Erection of detached dwelling and alterations to existing vehicular access	Mr & Mrs N Duff Case Officer - Emer O'Connor	GRANT	12 /12 /2006
43/2006/0964 / PF	Terfyn Hall East, Llys Terfyn & Terfyn Lodge Gronant Road Prestatyn Construction of new vehicular access and alterations to existing vehicular access	Mr M Burt Case Officer - Emer O'Connor	GRANT	11 /12 /2006
43/2006/1078 / PF	8 Roundwood Avenue Prestatyn Demolition of existing rear extension and erection of conservatory	Mr & Mrs L Haigh Case Officer - Michael G Hughes	GRANT	27 /11 /2006
43/2006/1195 / PF	8 Methven Drive Prestatyn Erection conservatory to rear of dwelling	Mr D Moffat Case Officer - Jenni Perkins	GRANT	21 /11 /2006
43/2006/1206 / PF	Express Cafe & Hafod Memorials 29/31/33/33A High Street Prestatyn	Barracuda Group Limited	GRANT	04 /12 /2006

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	Erection of new shop front and alterations to first and second floor accommodation and rear extension for use in connection with café/bar	Case Officer - Emer O'Connor		
43/2006/1222 / PF	107 Ffordd Talargoch Prestatyn	Mr & Mrs P McCarthy	GRANT	27 /11 /2006
	Erection of dormer windows at rear and roof lights to front and alterations to vehicular access to allow off-street parking at front of dwelling (revised scheme)	Case Officer - Emer O'Connor		
43/2006/1270 / PF	1 Canterbury Drive Prestatyn	Mrs J Parr	REFUSE	12 /12 /2006
	Raising of roof and installation of roof lights to create first floor living accommodation, and use of garage as kitchen/dining room	Case Officer - Emer O'Connor		
43/2006/1273 / PF	24 Grasmere Close Prestatyn	Mr & Mrs S Miller	GRANT	12 /12 /2006
	Erection of single-storey lean-to extension to front of dwelling	Case Officer - Jenni Perkins		
43/2006/1279 / PF	5 Knowles Avenue Prestatyn	Mr M A Gudger	GRANT	12 /12 /2006
	Erection of two-storey extension at side/rear of dwellinghouse (amendment to previously approved scheme)	Case Officer - Emer O'Connor		
43/2006/1289 / PF	127 Ffordd Talargoch Prestatyn	Mr I Dodd	GRANT	12 /12 /2006
	Erection of single-storey pitched-roof extension to front of dwelling	Case Officer - Jenni Perkins		

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43/2006/1298 / PF	Highcroft Residential Care Home 49 Highbury Avenue Prestatyn Erection of conservatory to side of residential care home	Mrs B Smythe Case Officer - Emer O'Connor	REFUSE	12 /12 /2006
43/2006/1377 / PF	9 The Dell Prestatyn Erection of dormer window at side to form room in roofspace and single-storey pitched-roof extension at rear of dwelling	Mr P Penlington And Miss S Matischok Case Officer - Jenni Perkins	GRANT	14 /12 /2006
44/2006/1115 / PF	18 Heol Y Hendre Rhuddlan Rhyl Erection of first-floor pitched-roof extension over existing flat-roof extension at side and conservatory at rear of dwelling	Mrs T Evans Case Officer - Emer O'Connor	GRANT	21 /11 /2006
44/2006/1185 / PF	Riverside Works Marsh Road Rhuddlan Rhyl Change of use of part of repair garage to storage distribution for horticultural business and alterations to existing vehicular access and parking facilities	Abbey Nurseries Case Officer - Paul Mead	GRANT	22 /12 /2006
44/2006/1219 / AD	Morris's Stores Station Road Rhuddlan Rhyl Display of internally-illuminated projecting box sign and 2 No. flagpoles displaying Company-logo flags	Mr J Morris Case Officer - Nicola Marie Jones	GRANT	05 /12 /2006
44/2006/1220 / PF	15 Bryn Hafod Rhuddlan Rhyl Erection of 3 No. dormer windows to front of dwelling to provide additional accommodation in roofspace	Mr G Watson Case Officer - Nicola Marie Jones	GRANT	21 /11 /2006

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44/2006/1221 / PF	1a Plas Y Brenin Rhuddlan Rhyl Erection of pitched-roof extension at side of dwelling to provide bedroom and new garage	Mrs F Brotherwood	GRANT	06 /12 /2006
		Case Officer - Nicola Marie Jones		
44/2006/1312 / PF	8 Admirals Walk Rhuddlan Rhyl Erection of single-storey flat-roofed extension to rear of dwelling	Mr A.J Parsons	GRANT	27 /12 /2006
		Case Officer - Nicola Marie Jones		
44/2006/1375 / AC	Land Adjoining Maes Gwilym Farm Fronting Maes Y Gog Rhyl Details of wall and roof materials submitted in accordance with condition number 2 of planning permission 44/2004/0184/PF	Mr R Griffiths	APPROVE	30 /11 /2006
		Case Officer - Sarah Stubbs		
44/2006/1376 / AC	Land Adjoining Maes Gwilym Farm Fronting Maes Y Gog Rhyl Details of landscaping submitted in accordance with condition number 5 of planning permission 44/2004/0184/PF	Mr R Griffiths	APPROVE	28 /11 /2006
		Case Officer - Sarah Stubbs		
45/2006/0379 / PF	15 Seabank Road Rhyl Conversion of disused guest house to create 5 no. self-contained units	Mrs C Adshead	GRANT	15 /12 /2006
		Case Officer - Sarah Stubbs		
45/2006/0705 / LB	Grange Hotel 41-42 East Parade Rhyl External refurbishment works (Listed Building application)	Mr Surinder Malhi	GRANT	21 /11 /2006
		Case Officer - Sarah Stubbs		

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45/2006/0973 / PF	31 Marine Drive Rhyl Change of use of first-floor from 4no. flats into 1no. flat	Paul Wigfield Case Officer - Emer O'Connor	GRANT	18 /12 /2006
45/2006/1033 / PF	14-15 West Parade Rhyl Replacement of existing windows with windows in Art-Deco style and upgrading of elevations	Harker Leisure Limited Case Officer - Emer O'Connor	GRANT	30 /11 /2006
45/2006/1090 / PF	Sumner Radio 13-15 Water Street Rhyl Conversion of first and second floors at No. 15 from storage to 2 No. self-contained flats	Mr & Mrs P Sumner Case Officer - Emer O'Connor	GRANT	27 /12 /2006
45/2006/1092 / PF	12 Islwyn Avenue Rhyl Erection of two storey pitched-roof extensions to front and rear together with alterations to existing roof	Mr & Mrs A Worrall Case Officer - Michael G Hughes	GRANT	05 /12 /2006
45/2006/1099 / PC	2a Garford Road Rhyl Retention of radio antenna on garage roof and replacement of dual band antenna with long wire unit.	Mr J Rose Case Officer - Michael G Hughes	GRANT	05 /12 /2006
45/2006/1166 / PF	82 Kimmel Street Rhyl Change of use from residential dwelling to nail bar and spray-tanning beauty salon	Mrs A J Broster Case Officer - Emer O'Connor	GRANT	21 /11 /2006

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45/2006/1210 / AC	76-83 West Parade Rhyl Details of disabled access submitted in accordance with condition number 11 of planning permission 45/2005/0584/PF	Pennaf Group Limited	APPROVE	22 /12 /2006
		Case Officer - Mark Dakeyne		
45/2006/1212 / PF	Woolworths Plc 1-4 East Parade Rhyl Installation of Automatic Teller Machine to High Street elevation	Cardpoint UK Plc	GRANT	12 /12 /2006
		Case Officer - Emer O'Connor		
45/2006/1213 / AD	Woolworths Plc 1-4 East Parade Rhyl Display of illuminated letters to proposed Automatic Teller Machine on High Street elevation	Cardpoint UK Plc	GRANT	12 /12 /2006
		Case Officer - Emer O'Connor		
45/2006/1217 / PF	Presbyterian Church Princes Street Rhyl Change of use from Class D1 place of worship to Class D2 children's indoor play centre	Mrs Laura Emmons	GRANT	27 /11 /2006
		Case Officer - Emer O'Connor		
45/2006/1240 / PF	27 Lon Eglyn Rhyl Erection of two-storey pitched-roof extension at side and porch to front of dwelling (revised scheme)	Mr P Stagg	REFUSE	12 /12 /2006
		Case Officer - Emer O'Connor		
45/2006/1247 / PF	No. 6 Pen Y Bryn Farm Morfa Cwybr Rhyl Installation of folding patio doors to rear elevation of dwelling	Mr J K Ellis	GRANT	12 /12 /2006
		Case Officer - Emer O'Connor		

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45/2006/1255 / PF	Land At Cwybr Uchaf Farm Cwybr Rhuddlan Rhyl Construction of manege to be used in connection with existing livery stables.	The Cwybr Fawr Partnership	GRANT	27 /11 /2006
		Case Officer - Emer O'Connor		
45/2006/1307 / INV	77-77a Wellington Road Rhyl Change of use of first and second floors to 2no. self-contained apartments	Barry Mathews	WDN	22 /12 /2006
		Case Officer - Jenni Perkins		
45/2006/1324 / PF	12 Lon Eglyn Rhyl Erection of single-storey pitched-roof kitchen extension at front of dwelling	Mr & Mrs D Whelan	GRANT	28 /12 /2006
		Case Officer - Emer O'Connor		
45/2006/1408 / AC	76-83 West Parade Rhyl Details of drainage submitted in accordance with condition number 3 of Planning Permission 45/2005/0584/PF	Pennaf Group Limited	APPROVE	22 /12 /2006
		Case Officer - Mark Dakeyne		
45/2006/1434 / AC	Land at Boughton Avenue Rhyl Details of replacement trees submitted in accordance with condition number 2 of Planning Permission 45/2005/1444/TP	Lloyd Construction	APPROVE	11 /12 /2006
		Case Officer - Emer O'Connor		
45/2006/1464 / AC	17 and 18 West Parade Rhyl Details of bin stores submitted in accordance with condition no. 2 of planning permission code no. 45/2006/0744/PF	Harker Leisure Ltd.	APPROVE	19 /12 /2006
		Case Officer - Sarah Stubbs		

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45/2006/1465 / AC	8 Edward Henry Street Rhyl Details of bin stores and drying areas submitted in accordance with condition number 2 of Planning Permission 45/2006/0489/PF	Mr J Stanley Case Officer - Sarah Stubbs	APPROVE	19 /12 /2006
46/2006/0986 / PF	Gwernigron Farm House The Roe St. Asaph Erection of steel-framed grain store and lean-to farmbuilding	Dr M C Jones-Mortimer Case Officer - Emer O'Connor	GRANT	12 /12 /2006
46/2006/1250 / TP	Tudor Lodge The Roe St. Asaph Works to 1no Corsican Pine Tree subject to Tree Preservation Order.	Mr J Parker Case Officer - Nicola Marie Jones	GRANT	21 /11 /2006
46/2006/1275 / PF	Part of St. Asaph Common, rear of The Roe St. Asaph Continuation of use of land as temporary car park (temporary permission previously approved under code no. 46/2004/1432/PF)	St. Asaph Town Council Case Officer - Emer O'Connor	GRANT	15 /12 /2006
47/2006/0983 / PF	Ochr Y Marian Caerwys Road Cwm Dyserth Rhyl Erection of two-storey extension to front and rear and conservatory to side of dwelling	Mr. R. Davies Case Officer - Emer O'Connor	GRANT	27 /11 /2006
47/2006/1120 / AC	Plas Yn Cwm Rhualt St. Asaph Details of landscaping and fenestration submitted in accordance with conditions 3 & 4 of planning permission 47/2003/0822/PF	Mr P Hoyle Case Officer - Emer O'Connor	APPROVE	05 /12 /2006

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47/2006/1162 / LB	Holiday Cottage at Plassau Farm Marian Cwm Dyserth Rhyl Erection of pitched-roof extension at side of cottage (Listed Building Application)	Mr M Christian	GRANT	05 /12 /2006
		Case Officer - Emer O'Connor		
47/2006/1204 / AC	Land at Wern Ddu Waen St. Asaph Details of materials and fenestration submitted in accordance with condition numbers 2 & 3 of planning permission 47/2006/0037/PF	Dr. Ffion Lloyd-Williams	APPROVE	08 /12 /2006
		Case Officer - Paul Mead		
47/2006/1278 / PF	Toledo Farm Rhualt St. Asaph Erection of agricultural equipment shed	Mr M Walsh	REFUSE	21 /12 /2006
		Case Officer - Emer O'Connor		
47/2006/1291 / PF	Awelog Waen St. Asaph Erection of steel-framed agricultural building (resubmission)	Mr Dylan Williams	GRANT	27 /12 /2006
		Case Officer - Nicola Marie Jones		
47/2006/1345 / AC	Ty Cerrig Cwm Dyserth Rhyl Details of materials submitted in accordance with condition number 2 of planning permission 47/2006/0074/LB	Mr & Mrs M Anderton	APPROVE	22 /11 /2006
		Case Officer - Emer O'Connor		
47/2006/1373 / AC	Plas Newydd Tremeirchion St. Asaph Details of boundary fence submitted in accordance with condition number 3 of planning permission 47/2006/318/PF	Mr P Neumark	APPROVE	28 /11 /2006
		Case Officer - Paul Mead		

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47/2006/1433 / AC	Land at Wern Ddu Waen St. Asaph	Dr. Ffion Lloyd-Williams	APPROVE	13 /12 /2006
	Details of landscaping submitted in accordance with condition number 4 of Planning Permission 47/2006/0037/PF	Case Officer - Paul Mead		