

ADDENDUM REPORT BY HEAD OF PLANNING AND PUBLIC PROTECTION
PLANNING COMMITTEE REPORTS

The following sheets set out the agenda to be followed for the meeting, subject to the discretion of the Chair. They also provide a summary of information received since the preparation of the reports, and matters of relevance to individual items, which will be referred to prior to their consideration.

Where requests for public speaking on individual planning applications have been made, those applications will normally be dealt with at the start of that part of the meeting.

AGENDA FOR THE MEETING

1. APOLOGIES
2. DECLARATIONS OF INTEREST
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 – 18)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Pages 19 – 284)

ORDER OF APPLICATIONS

PART 1

ITEM No

PAGE

Public Speaker items first			
7	08/2014/1139/PF	Land adjacent to Ifor Williams Trailers Ltd, Cynwyd	53
9	31/2013/1079/PFHY	Land at Elwy Meadows, Lower Denbigh Road, St Asaph	77
12	44/2014/0830/PC	CIET(UK) Ltd, Old Water Works, Abergele Road, Rhuddlan	143
14	45/2014/0388/PF	Grange Hotel site, 41-42 East Parade, Rhyl	169
15	45/2014/0389/LB	Grange Hotel site, 41-42 East Parade, Rhyl	203
17	45/2014/0908/PF	Playground off Crescent Road/Gordon Avenue, Rhyl	245
Other applications			
5	01/2013/1599/PF	The Forum, 27-29 High Street, Denbigh	19
6	01/2013/1601/LB	The Forum, 27-29 High Street, Denbigh	37
8	18/2014/1133/PS	Land rear of Golden Lion Inn, Llandyrnog, Denbigh	67
10	41/2014/0757/PF	Yew Tree, Bodfari, Denbigh	105
11	43/2014/0905/PF	Iceland Foods and Bevans Homewares, Nant Hall Road, Prestatyn	121

13	44/2014/0953/PF	6 Grove Terrace, Princes Road, Rhuddlan, Rhyl	159
16	45/2014/0875/PF	56 St Margarets Drive, Rhyl	231
18	45/2014/1132/PF	11-33 Abbey Street, Rhyl	257

<p>ITEM 7 08/2014/1139</p>	<p>IFOR WILLIAMS TRAILERS LTD, CYNWYD, CORWEN Demolition of existing dwelling and construction of car parking area to serve adjacent factory, involving alterations to existing access, changes to levels, landscaping and associated works</p>	<p>53</p>
<p>LOCAL MEMBER: Councillor Cefyn Williams (C)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: For : Mr Berwyn Owen</p> <hr/> <p>LATE INFORMATION The applicant's agent has provided the following information in relation to the use of the parking area :</p> <p>"In terms of traffic movements, there are already 70-80 vehicles using this car park and it is only going to cater for some 40 additional cars.</p> <p>There are 126 production workers at the factory and hours are:</p> <p>8.00am – 4.15pm – Monday – Thursday, 8.00am – 3.30pm – Friday</p> <p>Alternating shifts (15 on each shift)</p> <p>6.00am – 2.00pm – Monday – Friday</p> <p>Staff</p> <p>8.00 – 5.00 – (55 staff)</p> <p>Maintenance activity – regular weekend work (6 – 8 staff) – normally 8 – 4. (Saturday/Sunday).</p> <p>Just to re-iterate there will be no articulated lorries whatsoever using this car park. "</p> <p>LATE REPRESENTATIONS Consultees : Natural Resources Wales In relation to Environmental Management, no objections, subject to installation of a suitable bypass oil interceptor on the car park drainage in addition to control measures as contained in the application. In relation to protected species, defers to the Council's Biodiversity Officer for consideration of impacts on bats.</p> <p>Biodiversity Officer Following dialogue with the applicant's ecologist, advises two issues to be resolved relate to the treatment of the stone wall and hedgerows. Is satisfied at the Reasonable Avoidance Measures proposed for reptiles/dismantling the wall, but it would be worth adding a condition for these to be submitted and agreed.</p> <p>In terms of hedgerows, retention of existing hedgerows on site would be the preferred option. These would need to be protected during construction, so there should be a condition for a plan to protect hedgerows during construction. If retention of hedgerows is not going to be possible, then replanting of new hedgerows will be required, to consist of a mixture of native species of local provenance. The mix</p>		

indicated in the latest mitigation plan is fine. The main concern is that there is not sufficient scope on site to plant enough hedgerows to properly mitigate for what has been/will be lost. There should be a condition for the details of the mitigation scheme (to also include bird nest boxes) to be submitted for approval.

ADDENDUM REPORT

The application was subject to a Site inspection panel meeting at 10.30am on Friday 05/12/2014

In attendance were:

CHAIR – Councillor Ray Bartley

VICE CHAIR - Councillor Win Mullen-James

LOCAL MEMBER – Councillor Cefyn Williams

COMMUNITY COUNCIL – Councillor Parry

The Officers present were Mr Ian Weaver and Mr Mike Parker (Highways)

The reason for calling the site panel was to assess the potential for an increase in traffic on the road to and from the site which is used by school traffic, and to assess the need for traffic calming measures.

At the Site Inspection panel meeting, Members considered the following matters:

1. The detailing of the proposed development, including the location and size of the parking area.
2. Existing parking arrangements for the Lfor Williams factory, including on site and in the village.
3. The relationship of the site with nearby residential property, and the proximity to the village school.
4. Local highway conditions.
5. Representations received on the application

In relation to the matters outlined :

1. It was noted the proposal was for a 114 space parking area immediately to the west of an existing parking area at the front of the Lfor Williams main office building. Members attention was drawn to the proposed location of the revised access on to the highway, the dwelling to be demolished, and the intention to level the site. The Planning Officer reported late information received which clarified the working patterns and intended hours of use, and there was discussion on matters such as boundary fencing/screening and noise mitigation.

2. Members viewed the existing small parking area in front of the factory office building, and walked along the approach road to the factory to view the location of areas of land used for the parking of employees vehicles, including at the rear of the Prince of Wales public house.

3. The location of existing dwellings in the vicinity of the site was noted, in particular Bod Erw and Trefal immediately to the west, Glas y Dorlan, Mynyllod and the properties at Maes Hyfryd to the north. Members were aware of the location of the village school which was accessed off Station Road some 100 metres to the west of the access to the parking area.

4. There was discussion on the highway implications of the proposals. Members walked along Station Road to gain an appreciation of highway conditions, and were aware that the road provided the only means of access to the Lfor Williams factory, a number of residential properties, and the school. The Highway Officer advised the meeting that there were current proposals for traffic calming along Station Road, which recognised the need for suitable safety measures for the benefits of all users. He also outlined improvements which would be required to the access, and the need for a construction method statement

5. The Planning Officer outlined the basis of responses from consultees and private individuals. There were local concerns over the highway impact of the development, and over the visual and residential amenity effects, and suggestions for suitable mitigation measures if a permission were to be considered. The Community Council representative mentioned the location of drainage pipes within the site. There was discussion over details of the frontage fencing / walling, and the monitoring of noise and

traffic generation from the parking area after it was brought into use, with a view to requiring mitigation measures if necessary at that time.

OFFICER NOTES

Suggested revised condition(s):

Condition 2

Notwithstanding the submitted details, no development shall be permitted to commence on the revised access or works along the site frontage on Station Road; on any retaining walls; on the proposed security fencing ; or on any other boundary fencing and planting, until the written approval of the Local Planning Authority has been obtained to the detailing thereof. The development shall be carried out strictly in accordance with the detaing approved under this condition.

Condition 12 – first line to read:

The developer shall provide a suitable bypass oil separator to prevent entry into the public sewerage system...

Suggested new condition(s) :

Condition 13

The parking area shall not be brought into use until the written approval of the Local Planning Authority has been obtained to details of proposals for traffic calming along Station Road in conjunction with the Council’s Speed Reduction Scheme, and the measures as approved have been introduced.

Reason – In the interest of highway safety.

Condition 14

No works shall be permitted to be carried out on the removal of any boundary hedgerows or boundary walls until the written approval of the Local Planning Authority has been granted to details of the Reasonable Avoidance Measures proposed for reptiles/dismantling and the reconstruction of the dry stone wall, the replanting of new hedgerows, and the provision of mitigation, including bird and bat boxes. The development shall be carried out in accordance with the details approved under this condition.

Reason – In order to protect ecological interests.

Suggested new Note(s) to Applicant:

You are advised to contact the Biodiversity Officer in relation to the detailing of measures for mitigation of impact to wildlife (in particular the reconstruction of the dry stone wall along the site frontage), and to liaise with the Highway Officer and Planning Officer in relation to the revisions to the access and road frontage detailing. The Biodiversity Officer has advised that In terms of hedgerows, retention of existing hedgerows on site is a preferred option, and should be protected during construction. If retention of hedgerows is not going to be possible, then replanting of new hedgerows will be required, to consist of a mixture of native species of local provenance. The mitigation scheme should also include bird nest boxes..

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990.

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as a permitted activity under the Environmental Permitting Regulations 2007

Your attention is drawn to the presence of sewers/ drainage pipes within the site and to the need to ensure relevant consents are obtained for undertaking works which will affect this apparatus.

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<p>ITEM 9 <u>31/2013/1079</u></p>	<p><u>ELWY MEADOWS, LOWER DENBIGH ROAD, ST ASAPH</u> Installation of micro hydro electric scheme</p>	<p>77</p>
<p>LOCAL MEMBER: Councillor Meirick Lloyd Davies (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p>		

Public Speaker: *Against* : Mr Ian McDonald
Public Speaker: *For* : Mr Richard Rees

OFFICER NOTES

The application was the subject of an informal factual briefing for Members on the 5th December, 2014.

ITEM 12
44/2014/0830

OLD WATER WORKS, ABERGELE ROAD, RHUDDLAN, RHYL

Continuation of use of land and buildings for the receipting, storage and issue of electricity power line materials, equipment and light vehicles (retrospective application)

143

LOCAL MEMBER: Councillor Ann Davies (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: *For* : Mr Cronin

MEMBER REQUEST TO BRING ITEM TO START OF AGENDA

Councillor Ann Davies has requested that Items 12 and 13 be brought forward for consideration at the start of this part of the meeting, i.e. before Item 7. The request will be made before any applications are considered, and is a matter for Members to determine.

ADDENDUM REPORT

The application was subject to a Site Inspection Panel meeting at 8.30am on Friday 5/12/2014

In attendance were:

CHAIR – Councillor Ray Bartley
VICE CHAIR – Councillor Win Mullen-James
LOCAL MEMBER(S) – Councillors Arwel Roberts, Ann Davies
GROUP MEMBERS – Councillors Alice Jones, Peter Owen
COMMUNITY COUNCIL – Councillor Gareth Rowlands

The Officers present were Paul Mead and Mike Parker

The reason for calling the site panel was to enable Members to examine the site and surroundings.

At the Site Inspection panel meeting, Members considered the following matters:

1. The detailing of the proposal and representations received.
2. The neighbouring land uses and site history.
3. The vehicular access into the site and parking areas.

In relation to the matters outlined:

1. Officers explained the nature of the proposal to Members. They went through the information supplied by the applicants in terms of how they use the site. They also outlined the representations received from the Town Council and the neighbour, Mr Trout who had written in on behalf of other unnamed residents.
2. Members were able to observe the proximity of neighbouring residential dwellings and the other commercial enterprises nearby. Officers were able to explain the nature of the other businesses in proximity to the site. Officers also explained the site history to Members highlighting the long established commercial nature of the application site and surroundings. Members were informed of the similarities in land use terms of the current proposal and the former Welsh Water site.
3. Members were able to observe the existing vehicular access into the site which serves the application site and other commercial enterprises. They noted the proximity of residential dwellings

and the space available for the parking and turning of vehicles. The local Member Councillor Ann Davies wanted to record that she felt large HGV's access the application site as this had been relayed to her from the nearby resident.	
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ITEM 14 <u>45/2014/0388</u>	<u>41-42 EAST PARADE, RHYL</u> Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works	169
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<p>LOCAL MEMBER(S): Councillors Barry Mellor (c)and David Simmons (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: For : Mr Robert Blount</p> <p>-----</p> <p>OFFICER NOTES</p> <p>The application was the subject of an informal factual briefing for Members on the 5th December, 2014</p>		
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ITEM 15 <u>45/2014/0389</u>	<u>41-42 EAST PARADE, RHYL</u> Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works (Listed Building application)	203
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<p>LOCAL MEMBER(S): Councillors Barry Mellor (c)and David Simmons (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: For : Mr Robert Blount</p> <p>-----</p> <p>LATE REPRESENTATIONS Consultees : The Georgian Group Confirm the date of the building does not fall within their remit and kindly defer to the Victorian Society.</p> <p>OFFICER NOTES</p> <p>The application was the subject of an informal factual briefing for Members on the 5th December, 2014 Suggested revised condition(s):</p>		
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ITEM 17 <u>45/2014/0908</u>	<u>CRESCENT ROAD/GORDON AVENUE, RHYL</u> Change of use of former MUGA to a community food growing project consisting of raised bed allotments	245
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<p>LOCAL MEMBER(S): Councillors Ian Armstrong (c) and Joan Butterfield (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: For : Mr Paul Gallagher</p> <p>-----</p>		
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<p>LATE REPRESENTATIONS Private individuals In support, from: P. Gallagher, Crescent Road, Rhyl D Magill, 60 Crescent Road, Rhyl A. Magill, 60 Crescent Road, Rhyl Kevin Fox, 39, Crescent Road, Rhyl Elizabeth Gallagher, Crescent Road, Rhyl</p> <p>In addition to the above, a document headed "Raised Bed - Interested List" has been received containing 43 names.</p> <p>- Summary of representations Area is colourless with no trees and foliage / opportunity for residents to have access to such a facility and meet one another / would brighten up the area/ Far more preferable use than a multi use games area.</p>	
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ITEM 5 <u>01/2013/1599/PF</u>	27-29 HIGH STREET, DENBIGH Conversion of first and second floors to form 2 no. self-contained flats	19
<p>LOCAL MEMBER: Councillor Gwyneth Kensler</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <hr style="border-top: 1px dashed black;"/> <p>LATE REPRESENTATIONS Consultees : Denbigh Town Council (in relation to revised proposals for 2 flats) "I am instructed to inform you that the town council does not wish to object to the application. However, whilst not objecting, the council would wish to raise concern as to the lack of a fire escape from the proposed accommodation on the first and second floors of the premises."</p> <p>OFFICER NOTES</p> <p>With respect to the Town Council's comments, matters involving compliance with fire regulations are ones for the applicants to resolve as part of the separate Building Regulations process.</p> <p>Suggested rewording of Condition 2. PRE-COMMENCEMENT 2. The development shall not begin until arrangements for compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved arrangements.</p>		

ITEM 6 <u>01/2013/1601/LB</u>	27-29 HIGH STREET, DENBIGH Conversion of first and second floors to form 2 no. self-contained flats (Listed Building application)	37
<p>LOCAL MEMBER: Councillor Gwyneth Kensler</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <hr style="border-top: 1px dashed black;"/> <p>LATE REPRESENTATIONS Consultees : Denbigh Town Council (in relation to revised proposals for 2 flats) "I am instructed to inform you that the town council does not wish to object to the application. However, whilst not objecting, the council would wish to raise concern as to the lack of a fire escape</p>		

from the proposed accommodation on the first and second floors of the premises.”

ITEM 8 <u>18/2014/1133</u>	<u>GOLDEN LION INN, LLANDYRNOG, DENBIGH</u> Removal of condition no's 6, 7 and 8 of outline planning permission code no. 18/2010/1503 relating to Code for Sustainable Homes requirements	67
LOCAL MEMBER(S): Councillor Merfyn Parry (c) OFFICER RECOMMENDATION IS TO GRANT ----- OFFICER NOTES For the record, the application is reported to Committee as the applicant is a Member of the County Council and Planning Committee.		

ITEM 10 <u>41/2014/0757</u>	<u>YEW TREE, BODFARI, DENBIGH</u> Erection of replacement two storey dwelling and garage (amendment to previously approved scheme under ref no. 41/2013/1498/PF)	105
LOCAL MEMBER: Councillor Barbara Smith OFFICER RECOMMENDATION IS TO GRANT ----- ADDITIONAL PLANS Plans showing the dwelling granted permission in 2013, and the original plans submitted as part of the current application are on the YELLOW SHEET		

ITEM 11 <u>43/2014/0905</u>	<u>ICELAND FOODS AND BEVANS HOMEWARES, NANT HALL ROAD, PRESTATYN</u> Demolition of existing retail units, construction of a terrace of 4 no. new retail units, reconfiguration of existing customer car park, extension to existing staff car parking to north-east of site and associated landscaping and pedestrian / cycle / vehicle access works (Phase 2 Prestatyn Shopping Park).	121
LOCAL MEMBER(S): Councillors James Davies and Julian Thompson-Hill (c) OFFICER RECOMMENDATION IS TO GRANT ----- LATE REPRESENTATIONS Consultees : <u>Prestatyn Town Council</u> “Defer pending further details of highway proposals. Committee noted amended plans had slightly improved visual aesthetics although building was still considered too high and imposing when viewed from Nant Hall Road. The open gates to service yard area would mean unsightly area would be visible from Nant Hall Road. There are concerns about child and pedestrian safety and impact of delivery vehicles. Full details of proposed service delivery and further dialogue with County Highways Authority is required.” Denbighshire County Council Highways Officer		

No objection subject to imposition of suitable conditions as specified below. These have been suggested having regard to concerns raised and following meetings with the developer.

Private individuals

In objection, from:

P. Harrison, 41 Garnett Drive, Prestatyn

S. Fenner, 21 Berwyn Crescent, Preststyn

- Summary of representations :

Impact on town centre

Objective seems to be to retain footfall within the retail park, not to the benefit of the locality

Highway issues

Awkward arrangement for delivery vehicles with exit at High Street/ Kings Avenue junction which has other delivery vehicles parking whilst offloading to High Street businesses. / question over footway works which are not part of the shopping park

Visual impact

Largest unit is far too big in footprint and height

Other representations, including from organisations / groups:

Councillor Gareth Sandilands, DCC

- Summary of representation

Concerns over the potential further negative impact of the development on the viability of the High Street shops, the visual impact of the buildings on Nant Hall Road and the potential increased highway impacts in and around Nant Hall Road.

OFFICER NOTES

Suggested **revised** condition(s):

3. Should read as: "No external ventilation/refrigeration.....in conjunction with Condition **4** of this permission."

8. Should read as: "The developer shall provide a suitable grease trap, **when necessary**, to prevent entry into the public sewerage system of matter likely to interfere with the free flow of sewer contents, or which would prejudicially affect the treatment and disposal of such contents."

15. Should read as: "**Prior to the commencement of development** the applicant shall submit for approval by the Local Planning Authority a scheme of highway safety improvements to include controlled crossing points (or other suitable alternative) on Nant Hall Road and at the existing roundabout junction. Only those details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority thereafter.

Suggested **additional** condition(s):

17. **Prior to the construction of the retail units hereby permitted** full details of the alterations to the existing vehicular accesses/egress into the application site on Nant Hall Road as indicated on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include the detailed design, layout, construction, street lighting and drainage, and the agreed details shall be completed in accordance with the approved plans before the first use of the retail units.

Reason: In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

18. **Prior to the commencement of development** a construction management strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the site compound location, the vehicular/pedestrian access/egress to the development site, traffic management arrangements (including controls of construction vehicles), working hours and days, wheel washing arrangements and the relocation of existing bus stop(s). The works shall then be carried out strictly in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

<p>Reason: In the interests of highway safety.</p> <p>19. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles in accordance with the approved plans, and which shall be completed prior to the proposed development being brought into use.</p> <p>Reason: To provide for the loading, unloading and 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.</p> <p>Suggested deleted condition(s):</p> <p>10. Delete as it repeats condition 9. Re-number from that point as above.</p> <p>Suggested new Note(s) to Applicant:</p> <p>The following matters shall be drawn to the applicant's attention as Advisory Notes.</p> <p>(I) Highway Supplementary Notes Nos. 1,3,4,5 & 10. (ii) New Roads and Street Works Act 1991-Part N Form.</p>	
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<u>ITEM 13</u> <u>44/2014/0953</u>	<u>6 GROVE TERRACE, PRINCES ROAD, RHUDDLAN, RHYL</u> Construction of new vehicular access involving removal of front boundary wall to create parking for one vehicle	159
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<p>LOCAL MEMBER(S): Councillors Arwel Roberts (c) and Ann Davies (c)</p> <p>OFFICER RECOMMENDATION IS TO REFUSE</p> <p>-----</p> <p>MEMBER REQUEST TO BRING ITEM TO START OF AGENDA Councillor Ann Davies has requested that Items 12 and 13 be brought forward for consideration at the start of this part of the meeting, i.e. before Item 7. The request will be made before any applications are considered , and is a matter for Members to determine.</p> <p>ADDENDUM REPORT The application was subject to a Site Inspection Panel meeting at 9am on Friday 5/12/2014</p> <p>In attendance were: CHAIR – Councillor Ray Bartley VICE CHAIR – Councillor Win Mullen-James LOCAL MEMBER(S) – Councillor(s) Arwel Roberts, Ann Davies GROUP MEMBERS – Councillors Alice Jones COMMUNITY COUNCIL – Councillor Gareth Rowlands</p> <p>The Officers present were Paul Mead, Mike Parker</p> <p>The reason for calling the site panel was to enable Members to examine the site and surroundings.</p> <p>At the Site Inspection panel meeting, Members considered the following matters:</p> <ol style="list-style-type: none"> 1. The detailing of the proposal and representations received. 2. The Conservation Area and site history. <p>In relation to the matters outlined:</p> <ol style="list-style-type: none"> 1. Officers explained that the proposal sought to demolish a front, traditional, red brick boundary wall and create a vehicular access onto Princes Road. Members noted that the Town Council of Rhuddlan raised no objection to this proposal. No representation has been received from neighbours to date but the Council's Conservation Officer had raised concerns. Highway Officers had also raised no objection to the proposal. 	
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<p>2. Members were informed of the planning history at the site and the relatively recent Planning Inspectorate decision which required the then site owner to re-build the wall. This previous decision was based upon the harm that the Inspector and DCC felt the removal of the wall had on the character and appearance of the Conservation Area. The local Member, Councillor Ann Davies wished for another recent access proposal along Princes Road to be taken into consideration. This is explained in the following paragraph.</p> <p>OFFICER NOTES Officers would confirm that planning permission was given for the alterations to an existing vehicular access on the opposite side of the road to the application site at Ty Arian (44/2013/0276/PC). This was granted on 24th April 2013. This involved the partial removal of a small dwarf wall of differing character and materials to the application site. The scheme was to enable a disabled person to get easier access with a larger vehicle into the site from an existing access point. Officers must stress that the approved scheme differed materially to that scheme now under assessment and had no conservation objection.</p>	
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ITEM 16 <u>45/2014/0875</u>	56 ST MARGARETS DRIVE, RHYL Erection of conservatory to side of dwelling	231
<p>LOCAL MEMBER(S): Councillors Cllr Jeanette Chamberlain-Jones (c) and Cheryl Williams (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>No late information</p> <p>-----</p>		

ITEM 18 <u>45/2014/1132</u>	11-33 ABBEY STREET, RHYL Demolition of no's 11-25 Abbey Street and erection of 7 no. dwellings with associated gardens, parking and landscaping; and refurbishment of 4 flats and 2 ground floor shop units at 27-33 Abbey Street	257
<p>LOCAL MEMBER(S): Councillors Ian Armstrong (c) and Joan Butterfield (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>No late information</p> <p>-----</p>		

SPECIAL REPORTS

19. **Scottish Power Manweb - North Wales Windfarms Connections Project**
To consider a report by the Head of Planning and Public Protection seeking members' views on whether the Council should participate in the planning process relating to the North Wales Wind Farms Connectionsd Major Infrastructure Project.
20. **Six month review of Protocol for Site Visits**
To consider a report by the Development Manager including a revised protocol for the staging of Site Inspection Panels.

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