

ADDENDUM REPORT BY HEAD OF PLANNING AND PUBLIC PROTECTION

**AGENDA, LATE INFORMATION AND AMENDMENTS TO
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 (Pages 9-10)
3. APPOINTMENT OF CHAIR
To appoint a Chair of Planning Committee
4. APPOINTMENT OF VICE CHAIR
To appoint a Vice Chair of Planning Committee
5. URGENT MATTERS AS AGREED BY THE CHAIR
6. MINUTES (Pages 11-16)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Items 7-9, Pages 17-56)

ORDER OF APPLICATIONS

PART 1

ITEM No	Code No.	Location	Page
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Public Speaker items			
8	43/2015/0220	1 Bosworth Grove, Prestatyn	31

Other applications			
7	03/2015/0340	New foodstore, Berwyn Works, Berwyn Street, Llangollen	17
9	45/2015/0316	23 Lynton Walk, Rhyl	43

The letter (c) after a Local Member's name denotes a Member of Planning Committee.

<u>ITEM 8</u> <u>43/2015/0220/PF</u>	<u>1 Bosworth Grove, Prestatyn</u> Erection of detached garage
<p>LOCAL MEMBERS: Councillors Julian Thompson-Hill (c) and James Davies</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: <i>Against</i> : Mr J. Duncan Public Speaker: <i>For</i> : Mr Arthur Dean</p> <p>-----</p> <p>LATE REPRESENTATIONS Private individuals In objection, from: Mr.J Duncan, 8A Tudor Avenue, Prestatyn Mr. J. Jones, 8 Tudor Avenue, Prestatyn</p> <ul style="list-style-type: none"> - Summary of representations : - No objection to building of a garage - Submitted proposals however would have an oppressive impact in particular on No. 8 Tudor Avenue, due to position and eventual height of garage - Request change of design, e.g. flat roof - Concern over provision for water run off given adjoining properties are lower (need to ensure no flooding of rear gardens) - General concerns over length of time building works have been in progress <p>ADDENDUM REPORT The application was subject to a Site Inspection Panel meeting at 9am on Thursday 7th May 2015</p> <p>In attendance were: CHAIR – Councillor Ray Bartley VICE CHAIR – Councillor Win Mullen-James</p> <p>The Officer present was Paul Mead.</p> <p>The reason for calling the site panel was to view the proposed development on the site and from a neighbouring dwelling.</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 proposed development. 2. The impact on dwellings nearby having regard to representations received. <p>In relation to the matters outlined :</p>	

1. Members noted that the detached garage structure was under construction as shown on the submitted plans and built up to wall plate level. There was no roof structure as yet on the garage. The garage was being constructed in matching red brick to the main dwelling.

2. Members noted the location of the garage structure in relation to existing boundary treatments. Members also observed the garage structure in the context of the existing dwelling on site and neighbouring dwellings to the north and south of the site.

Members then visited the dwelling at 8a Tudor Avenue to the north-west of the site and observed the garage structure from the kitchen window of that dwelling. Members noted that 8a Tudor Avenue was a bungalow and that the rear garden level of that property sat slightly lower than the application site. Members noted the timber fencing that ran along the boundary between 8a Tudor Avenue and the application site. They also noted the detached two storey dwellings beyond which front onto Aberconwy Road.

OFFICER NOTES

For clarification, the reason for referral of the application to Committee by Councillor James Davies was to assess the impact of the development on visual amenity and neighbouring properties

With regard to the suggestion for a different design for the roof of the garage, the application has to be determined on the basis of the submitted plans.

With regard to drainage concerns, Members attention is drawn to suggested condition 2 in the report, which requires submission of details of the means of capture and disposal of roof water from the garage.

<p><u>ITEM 7</u> <u>03/2015/0340/PS</u></p>	<p><u>New foodstore, Berwyn Works, Berwyn Street, Llangollen</u> Removal of conditions imposed on planning permission 03/2012/1404/PS for foodstore development: Conditions 18 and 19 – to remove conditions requiring compliance with BREEAM standards, as these are no longer required in Wales Condition 45 – to remove restriction on the development of land below 84.6 AO, as no areas are within a flood zone.</p>	<p>Page 17</p>
<p>LOCAL MEMBERS: Councillors Rhys Hughes (c) and Stuart Davies (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>-----</p> <p>For clarification, Officers are requesting Members to determine the application in 2 parts – the first in relation to Conditions 18 and 19 (concerning the BREEAM standards) and the second in relation to Condition 45 (concerning the restriction on development below a specified level).</p>		

ITEM 9 <u>45/2015/0316/PF</u>	<u>23 Lynton Walk, Rhyl</u> Erection of single storey and two storey extensions to rear	Page 43
<p>LOCAL MEMBERS: Councillors Barry Mellor (c) and David Simmons (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <hr/> <p>LATE REPRESENTATIONS Private individuals In support, from: Mr. S Ratcliffe, 32 Highfield Park, Rhyl.</p> <p>- Summary of representations : Is aware of the Town Council’s recommendation, but having visited the property and viewed the planning documents, is of the opinion the application should be allowed. Notes there are nearby properties with extensions that are larger than the proposed alterations to the property; the property has an open aspect backing on to the bowling green and there will be no loss of light felt by the occupiers of No. 25 with the first floor extension being a small one, not the full width of the property and away from the boundary of No. 25. The small extension at the front of the garage will have no detrimental effect on the view of the property from the street.</p>		

SPECIAL REPORTS

10. Enforcement Report - Golygfa, Llanrhaeadr YC, Denbigh

(Pages 57-62)

To consider a report regarding an infringement relating to fencing in excess of the permitted development limit.

11. Supplementary Planning Guidance – Re-use and adaptation of rural buildings - Adoption of final document (Pages 63-92)

To consider a report recommending adoption of the final Supplementary Planning Guidance on the re-use and adaptation of rural buildings.

Officer notes

Officers are requesting revisions to the document in respect of :

Appendix 1

Paragraph 4.6, page 70 - Amend final sentence to read (new text in **bold**):

*However, the Council acknowledges that in some cases conversion of rural buildings to affordable housing would not be financially viable, due to the higher costs of conversion, compared to new build and provided that this can be demonstrated to be unviable conversion to market housing ~~may~~ **will** be acceptable, **subject to compliance with other relevant policies and guidance.***

Paragraph 7.4, page 74 - Amend 2nd sentence to read (new text in **bold**) :

*In such cases provided the applicant can demonstrate that conversion for affordable housing would not be viable, re-use for open market housing ~~may~~ **will** be acceptable in principle, subject to compliance with other relevant policies and guidance.*

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