

## ADDENDUM REPORT BY HEAD OF PLANNING AND PUBLIC PROTECTION

### AGENDA ORDER, LATE INFORMATION AND AMENDMENTS TO PLANNING COMMITTEE REPORTS

The following sheets are an addendum to the main agenda for the Committee. They set out the order in which items will be taken, subject to the discretion of the Chair, and they provide a summary of information received since the completion 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 13-18)

#### APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 5 - 14)

#### ORDER OF APPLICATIONS

#### PART 1

ITEM No			PAGE
<b>Public Speaker items</b>			
5	01/2015/0347/PR	<b>FRON DEG, RUTHIN ROAD, DENBIGH</b> Details of appearance, layout and scale of 14 dwellings and site landscaping submitted in accordance with condition number 1 of outline planning permission 01/2014/0072 (Reserved Matters Application)	19
6	05/2015/0040/PF	<b>LAND OFF GREEN LANE, CORWEN</b> Erection of single storey dwelling and alterations to existing vehicular access	37
9	23/2014/1440/PF	<b>CLOCAENOG FOREST, SARON, DENBIGH</b> Erection of a 132kV electrical substation and associated works	69
11	43/2015/0159/PF	<b>FORMER PRESTATYN COMMUNITY HOSPITAL, 49 THE AVENUE, WOODLAND PARK, PRESTATYN</b> Redevelopment of former community hospital site by the erection of 24 dwellings and construction of a new vehicular access	115

12	44/2015/0364/PF	<b>6 GROVE TERRACE, PRINCES ROAD, RHUDDLAN</b> Relocation of brick pillar and installation of wooden gates	131
<b>Other applications</b>			
7	18/2015/0501/PF	<b>BRYN EGWALLT, LLANDYRNOG</b> Erection of single storey and two storey extensions	47
8	21/2015/0562/PF	<b>BRYN HYFRYD, MAESHAFN</b> Erection of extensions to side and rear of existing dwelling	59
10	20/2015/0199/PF	<b>LAND AT BODELWYDDAN CASTLE, ENGINE HILL, BODELWYDDAN</b> Construction of replica WW1 trenches	99
13	45/2015/0451/PF	<b>APOLLO BINGO CLUB, HIGH STREET, RHYL</b> Erection of mono-pitch roof to provide covered smoking area to front, and external alterations	141
14	45/2015/0452/LB	<b>APOLLO BINGO CLUB, HIGH STREET, RHYL</b> Internal and external refurbishment, provision of covered smoking area to front and installation of internally illuminated projecting signs, replacement fascia lettering and facade lighting	149

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

## PUBLIC SPEAKER ITEMS

<b>ITEM 5</b> <b><u>01/2015/0347/PR</u></b>	<b>FRON DEG, RUTHIN ROAD, DENBIGH</b> Details of appearance, layout and scale of 14 dwellings and site landscaping submitted in accordance with condition number 1 of outline planning permission 01/2014/0072 (Reserved Matters Application)	<b>Page</b> <b>19</b>
<p><b>LOCAL MEMBERS:</b> Councillor Ray Bartley (Chair) and Councillor Richard Davies (C)</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p><b>Public Speaker: Against : Mr Simon Evans</b></p> <p><b>LATE REPRESENTATIONS</b></p> <p><b>Private individuals</b> In objection: Mr Simon Evans, Doverhay, Ruthin Road, Denbigh</p> <p>Summary of planning based representations in objection: <u>Density</u> - Overdevelopment of the site <u>Highways</u> - Insufficient parking provision</p>		

<b>ITEM 6</b> <u>05/2015/0040/PF</u>	<b>LAND OFF GREEN LANE, CORWEN</b> Erection of single storey dwelling and alterations to existing vehicular access	<b>Page</b> <b>37</b>
<p><b>LOCAL MEMBERS:</b> Councillor Huw Jones</p> <p><b>OFFICER RECOMMENDATION IS TO REFUSE</b></p> <p><b>Public Speaker: <i>For</i> : Kerry James</b></p> <p>-----</p> <p><b>No late information</b></p>		

<b>ITEM 9</b> <u>23/2014/1440/PF</u>	<b>CLOCAENOG FOREST, SARON</b> Erection of a 132kV electrical substation and associated works	<b>Page</b> <b>69</b>
<p><b>LOCAL MEMBERS:</b> Councillor Joe Welch (c)</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p><b>Public Speaker: <i>Against</i> : Martin Barlow</b>  <b>Public Speaker: <i>For</i> : Claire Duffy</b></p> <p>-----</p> <p><b>LATE REPRESENTATIONS</b></p> <p><b>Private individuals</b>  In objection:  Simon White, Eriviat Bach Isa, Henllan, LL16 5BS  Durand Hotham, Plas Newydd, Cefn Meiriadog, St Asaph, LL22 9DS  Dewi Parry, College Farm, Peniel, Denbigh, LL16 4TT  Pylon the Pressure Group c/o Dyfrig Hughes</p> <p>Principle of development - should not be dealt with in isolation from overhead lines project, transmission connection should be underground, Not within TAN 8 SSA boundary  Visual impact - detrimental to natural beauty of area</p>		

<b>ITEM 11</b> <u>43/2015/0159/PF</u>	<b>FORMER PRESTATYN COMMUNITY HOSPITAL, 49 THE AVENUE, WOODLAND PARK, PRESTATYN</b> Redevelopment of former community hospital site by the erection of 24 dwellings and construction of a new vehicular access	<b>Page</b> <b>115</b>
<p><b>LOCAL MEMBERS:</b> Councillor Peter Duffy and Councillor Hugh Irving</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p><b>Public Speaker: <i>Against</i> : Councillor Jason McLellan</b></p> <p>-----</p> <p><b>OFFICER NOTE</b>  Officers would like to clarify that the application proposes the erection of 22 dwellings and the density of the development would be 31 dwellings per hectare.</p>		

## LATE REPRESENTATIONS

### From agent acting on behalf of the applicant.

In response to concerns raised by the Town Council about the submitted Transport Report the agent has sought to clarify impacts. The Transport Report has had regard to the existing lawful use of the site as a hospital and the potential traffic which can be generated from such a use. This traffic generation, he concludes, would be the equivalent of that generated by some 28no. dwellings on the site. As such, it is not considered that the 22no. units proposed will have any detrimental impact on highway safety in the area.

### Additional Responses to Publicity:

In objection:

Claire Halliday, 12A The Avenue, Woodland Park, Prestatyn.  
David Hughes, Chapelsteads, 6 The Avenue, Woodland Park.  
Samantha Taggart, 6 Chatsworth Close, Prestatyn

Summary of planning based representations in objection:

Density - development would be out of character with the area.

Demolition of Hospital - building of historic merit should be retained

Highways safety - development would increase traffic in an already busy area, access from Meliden Road is dangerous, additional access points onto the Avenue would be dangerous, and  
Residential amenity - development would result on a loss of amenity and privacy for adjacent occupiers.

Visual impact - proposals, including town houses and apartment blocks are not in keeping with the character of the area. Insufficient landscaping and loss of trees.

Overdevelopment – over-intensification of development on the site.

Highways safety - development would increase traffic in an already busy area, access from Meliden Road is dangerous, additional access points onto the Avenue would be dangerous, and proposals would result parking on the highway as people would not park in garages.

### Addendum Report

The application was subject to a site inspection panel meeting at 09.00 pm the 10<sup>th</sup> July 2015.

In attendance were:

CHAIR - Councillor Ray Bartley  
VICE CHAIR - Councillor Win Mullen James  
LOCAL MEMBER - Councillor High Irving

TOWN COUNCIL - Councillor Paul Penlington, Councillor Tina Jones and Councillor Jason McLellan

The officers present were Paul Mead, David Roberts and Emer O'Connor

At the site inspection panel meeting, Members considered the following matters:

1. The application site and details of the proposal.
2. The access arrangements and local highway network.
3. The character and appearance of surrounding area.
4. The nature of the representations received.

In relation to the matters outlined:

1. Members noted the location, size and scale of the former hospital building on site. They noted the intention to remove the hospital building and redevelop the site. Members noted that the site rose from west to east up The Avenue and that the area to the west of the hospital building is currently open in character. Members were informed of the details of the proposal involving the proposed construction of 22no. dwellings, provision of a vehicular access into the site and open space/landscaping. The dwellings proposed are shown as a mix of 16no. detached and semi-detached units with a single block of 6no. 2 bed apartments. Members also noted the authorised use of the site as a hospital in the context of how the site could be lawfully used without the need for planning permission.
2. Members noted the location of the proposed main vehicular access into the site from The Avenue. They also noted the 8no. dwellings to The Avenue frontage are proposed to have access directly from The Avenue.
3. Members noted the general mix of dwelling types in the area. They noted the presence of detached and semi-detached dwellings along The Avenue with vehicular access points directly from this road.

4. A summary of the representations received as part of the application process were relayed to Members. (These are summarised above).	
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<b>ITEM 12</b> <b><u>44/2015/0364/PF</u></b>	<b>6 GROVE TERRACE, PRINCES ROAD, RHUDDLAN</b> Relocation of brick pillar and installation of wooden gates	<b>Page</b> <b>131</b>
<p><b>LOCAL MEMBERS:</b> Councillor Ann Davies and Councillor Arwel Roberts (c)</p> <p><b>OFFICER RECOMMENDATION IS TO REFUSE</b></p> <p><b>Public Speaker: For : Sarah King</b></p> <hr/> <p><b>Addendum Report</b></p> <p>The application was subject to a Site inspection panel meeting at 09.45 on 10/07/2015</p> <p>In attendance were:  CHAIR – Councillor Raymond Bartley  VICE CHAIR – Councillor Wyn Mullen James  LOCAL MEMBER – Councillor Janet Ann Davies and Arwel Roberts</p> <p>TOWN COUNCIL – Councillor Gareth Rowlands</p> <p>The Officer present was David Roberts</p> <p>The reason for calling the site panel was to allow investigation impact of the proposed development on the character and appearance of the conservation area.</p> <p>At the Site Inspection panel meeting, Members considered the following matters:</p> <ol style="list-style-type: none"> <li>1. The detailing of the proposed development including proposed detailing of the front boundary arrangements relative to the current arrangement.</li> <li>2. Other similar developments in the immediate locality.</li> </ol> <p>In relation to the matters outlined:</p> <ol style="list-style-type: none"> <li>1. Members noted the intended re-located position for the front boundary pillar.</li> <li>2. Members noted the location of other properties that had removed front boundary walls and were advised of the different planning circumstances which had resulted in such removal. (i.e. some wall removals less than 1m in height meaning permission not required.)</li> </ol>		

## OTHER APPLICATIONS

<b>ITEM 7</b> <b><u>18/2015/0501/PF</u></b>	<b>BRYN EGWALLT, LLANDYRNOG</b> Erection of single storey and two storey extensions	<b>Page</b> <b>47</b>
<p><b>LOCAL MEMBERS:</b> Councillor Mervyn Parry</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <hr/> <p><b>No late information</b></p>		

<b>ITEM 8</b> <u>21/2015/0562/PF</u>	<b>BRYN HYFRYD, MAESHAFN</b> Erection of extensions to side and rear of existing dwelling	<b>Page</b> <b>59</b>
<p><b>LOCAL MEMBER:</b> Councillor Martyn Holland (c)</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p>-----</p> <p><b>LATE REPRESENTATIONS</b></p> <p><b>The Clwydian Range and Dee Valley AONB Partnership</b>  “Some of the proposed extensions do not appear to relate well to the existing dwelling, but given that Bryn Hyfryd is well screened by existing woodland and is not prominent in the wider landscape the Partnership has no observations to make on the proposals.”</p>		
<b>ITEM 10</b> <u>40/2015/0199/PF</u>	<b>LAND AT BODELWYDDAN CASTLE, ENGINE HILL, BODELWYDDAN</b> Construction of replica WW1 trenches	<b>Page</b> <b>99</b>
<p><b>LOCAL MEMBERS:</b> Councillors Alice Jones (c )</p> <p><b>OFFICER RECOMMENDATION IS TO DEFER</b></p> <p>-----</p> <p>Following further liaison with the Clwyd Powys Archaeological Trust (CPAT) Officers recommend the application be deferred. This is to allow the applicants to provide further archaeological information to the Trust in order to satisfy their concerns.</p>		
<b>ITEM 13</b> <u>45/2015/0451/PF</u>	<b>APOLLO BINGO CLUB, HIGH STREET, RHYL</b> Erection of mono-pitch roof to provide covered smoking area to front, and external alterations.	<b>Page</b> <b>141</b>
<p><b>LOCAL MEMBERS:</b> Councillors Ian Armstrong (c) and Joan Butterfield (c)</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p>-----</p> <p><b>No late information</b></p>		
<b>ITEM 14</b> <u>45/2015/0452/LB</u>	<b>APOLLO BINGO CLUB, HIGH STREET, RHYL</b> Internal and external refurbishment, provision of covered smoking area to front and installation of internally illuminated projecting signs, replacement fascia lettering and facade lighting (Listed Building Application)	<b>Page</b> <b>149</b>
<p><b>LOCAL MEMBERS:</b> Councillors Ian Armstrong (c) and Joan Butterfield (c)</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p>-----</p> <p><b>No late information</b></p>		

# SPECIAL REPORTS

## **Item 15**

NORTH WALES WIND FARMS CONNECTIONS MAJOR INFRASTRUCTURE PROJECT

## **Item 16**

DRAFT SITE DEVELOPMENT BRIEF: CAE FFYDDION, DYSERTH

A letter has been received from Ann Jones AM following a public meeting in Dyserth on 10th July 2015 to discuss the Dyserth development site. Ann Jones wished to pass on the views of residents that the consultation process should be extended to 13 weeks and there should be a minimum of 4 public events during the consultation period and all residents should receive notification of the consultation.

Officers have discussed the consultation process with the Local Member Councillor Peter Owen and agreed with the above.

## **Item 17**

DRAFT SITE DEVELOPMENT BRIEF: 'BROOKHOUSE' DENBIGH, LDP ALLOCATED SITES

## **Item 18**

DRAFT SITE DEVELOPMENT BRIEF: FFORDD HENDRE AND MAES MEURIG, MELIDEN

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