

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
Public Speaker items			
5	05/2015/0353/PF	PEN Y GRAIG (SOUTH WEST OF PLAS TIRION), GLYNDYFRDWY, CORWEN Resumption Of residential use of dwelling for local needs occupation and erection of extension	25
7	18/2014/1164/PS	HIGHFIELD PARK, LLANGWYFAN Variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow 2 no. access points to remain open	59
8	40/2014/1445/PF	TY FRY INN, TY FRY LANE, BODELWYDDAN Erection of class A1 convenience store with ATM machine, associated parking, access arrangements and landscaping	69
Other items			
6	15/2015/0629/PF	GLAN LLYN, ERYRYS, MOLD Erection of replacement detached garage	49
9	43/2015/0112/PF	49 Highbury Avenue, Prestatyn Change of use of former Nursing/Residential Care Home into 5 self-contained dwellings	81

PUBLIC SPEAKER ITEMS

<p>ITEM 5 <u>05/2015/0353/PF</u></p>	<p>PEN Y GRAIG (SOUTH WEST OF PLAS TIRION), GLYNDYFRDWY, CORWEN Resumption Of residential use of dwelling for local needs occupation and erection of extension</p>	<p>Page 25</p>
<p>LOCAL MEMBERS: Councillor Huw Jones</p> <p>OFFICER RECOMMENDATION IS TO REFUSE</p> <p>Public Speaker: For : Mr Bob Dewey</p> <p>LATE REPRESENTATIONS Corwen Community Council "Members of Corwen Town Council fully supports the above application which involves a young local family staying in the area and the benefits which that brings to the community".</p> <p>Clwydian Range and Dee Valley AONB Joint Committee "The committee notes the amended design and welcomes the reduction in scale of the proposed extensions. However, the new glazed stair enclosure appears incongruous and not well related to the overall design, and it is suggested that the option of retaining the stairwell within the existing two storey part of the structure should be explored further. In addition, the committee would suggest that the building would fit better into its rural setting if the more prominent south and east elevations of the extension were faced in natural local stone to match the existing structure."</p> <p>Email from applicant The applicant has noted the AONB Committee's comments and is amenable to moving the proposed glazed external staircase inside the existing part of the stone cottage.</p> <p>OFFICER NOTES Officers wish to provide further clarity in relation to their recommendation should Members resolve to grant planning permission. Officers have gone through the relevant tests for abandonment within the body of the main report and must conclude that this former dwelling has been abandoned. This means that the proposal must fall to be determined against adopted LDP Policy PSE 4. This Policy allows for the conversion of a rural building (such as the one in this case) to residential use providing an employment use has been demonstrated not to be viable and the new dwelling would be affordable for local need.</p> <p>The applicant has not demonstrated that an employment use of the building would not be viable. Furthermore, no financial evidence has been submitted to suggest the circumstances of the applicants allow them to be considered for affordable housing (in accordance with adopted policies and guidance). It is for these reasons Officers have recommended refusal. Should Members wish to support the application consideration should be given to how the property could be controlled into the future for local affordable need as opposed to being sold on the open market to someone from outside the area.</p> <p>The applicant's suggestion to put the staircase within the existing building could be dealt with by condition if the Committee resolve to grant permission.</p>		
<p>ITEM 7 <u>18/2014/1164/PS</u></p>	<p>HIGHFIELD PARK, LLANGWYFAN Variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow 2 no. access points to remain open</p>	<p>Page 59</p>
<p>LOCAL MEMBERS: Councillor Merfyn Parry (c)</p> <p>OFFICER RECOMMENDATION IS TO APPROVE</p> <p>Public Speaker: Against : Gwen Butler</p> <p>Public Speaker: For : Andrew Armstrong</p> <p>-----</p> <p>No late information</p>		

ITEM 8 <u>40/2014/1445/PF</u>	TY FRY INN, TY FRY LANE, BODELWYDDAN Erection of class A1 convenience store with ATM machine, associated parking, access arrangements and landscaping	Page 69
<p>LOCAL MEMBER: Councillor Alice Jones (c)</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: For : Tom Hallet</p> <p>-----</p> <p>LATE REPRESENTATIONS</p> <p>BODELWYDDAN TOWN COUNCIL 'The Town Council object to these plans on the grounds of the traffic management'</p> <p>The following highways conditions are proposed in addition to the conditions suggested in the main committee report;</p> <ol style="list-style-type: none"> 1. Facilities shall be provided and retained within the site for the loading/unloading, parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use - in the interest of the safe and free flow of traffic 2. Visibility splays shown on the approved drawing No: 14015-RF64-010 Revision E shall at all times be kept free of any planting, tree or shrub growth or any other obstruction in excess of 0.6 metres above the level of the adjoining carriageway - in the interest of highway safety 3. Parking Restrictions shall be provided on Ronald's Way and Johns Drive in accordance with a scheme to be agreed with the Local Highway Authority and shall be implemented prior to the building being brought into use - In the interest of safe and free flow of traffic 4. Full details of the alterations to existing accesses shall be submitted to and approved in writing by the Local Planning Authority and the works shall be completed in accordance with the approved details prior to the development being brought into use - In the interest of highway safety 5. No development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management scheme, hours and days operation, the management and operation of construction vehicles and the construction vehicles routes, the works shall be carried out strictly in accordance with the approved details - In the interest of the safe and free flow of traffic 6. The access to the North of the site shall be for access only and shall be restricted for the use of delivery vehicles to the convenience store hereby permitted and the existing public house. Details of the method to control this shall be submitted to and approved in writing by the Local Planning Authority and the and shall implemented in accordance with the approved details prior to the development being brought into use - In the interest of the safe and free flow of traffic 		

OTHER APPLICATIONS

ITEM 6 <u>15/2015/0629/PF</u>	GLAN LLYN, ERYRYS, MOLD Erection of replacement detached garage	Page 49
<p>LOCAL MEMBERS: Councillor Martyn Holland</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>-----</p> <p>No late information</p>		

ITEM 9 <u>43/2015/0112/PE</u>	49 HIGBURY AVENUE, PRESTATYN Change of use of former Nursing/Residential Care Home into 5 self-contained dwellings	Page 81
<p>LOCAL MEMBERS: Cllr Thompson-Hill (c) Cllr Anton Sampson</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>-----</p> <p>No late information</p>		

SPECIAL REPORTS

Item 10

TY NANT DEVELOPMENT BRIEF

Item 11

DRAFT RENEWABLE ENERY SPG

Item 12

H M STANLEY DEVELOPMENT BRIEF

Item 13

LDP ANNUAL MONITORING REPORT