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To: Members of the Planning Committee Date: 12 May 2016

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Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 18 MAY 2016** in **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G. Williams
Head of Legal, HR and Democratic Services

AGENDA

Late Supplementary Information

MEMBERSHIP

Councillor Ian Armstrong
Councillor Raymond Bartley
Councillor Brian Blakeley
Councillor Joan Butterfield
Councillor Jeanette Chamberlain-Jones
Councillor Bill Cowie
Councillor Meirick Davies
Councillor Stuart Davies
Councillor Peter Evans
Councillor Huw Hilditch-Roberts
Councillor Rhys Hughes
Councillor Alice Jones
Councillor Pat Jones
Councillor Barry Mellor

Councillor Bob Murray
Councillor Dewi Owens
Councillor Merfyn Parry
Councillor Pete Prendergast
Councillor Arwel Roberts
Councillor Anton Sampson
Councillor David Simmons
Councillor Bill Tasker
Councillor Julian Thompson-Hill
Councillor Joe Welch
Councillor Cefyn Williams
Councillor Cheryl Williams
Councillor Huw Williams

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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 should be taken into account 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 11 - 12)
3. APPOINTMENT OF CHAIR
4. APPOINTMENT OF VICE CHAIR
5. URGENT MATTERS AS AGREED BY THE CHAIR
6. MINUTES (Pages 13 - 19)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 7 – 13)

ORDER OF APPLICATIONS

PART 1

Public Speaker items	Application no.	Location	Page
7	09/2016/0346	Ysgubor Isaf, Bodfari	21 - 36
Other items			
8	15/2016/0009	Pen y Coed, Eryrys	37- 56
9	41/2015/1229	The Warren, Mold Road, Bodfari	57 - 66
10	41/2016/0027	The Warren, Mold Road, Bodfari	67 - 80
11	45/2016/0201	14 Gareth Close, Rhyl	81 - 90
12	45/2016/0208	Hafod Wen and Hailwood, Bryn Cwnin Road, Rhyl	91 - 100
13	46/2016/0198	Talardy Park Hotel, The Roe, St Asaph	101 - 116

PUBLIC SPEAKER ITEMS

ITEM 7 Page 21 Code no. 09/2016/0346	Ysgubor Isaf, Bodfari Erection of extension to side and rear of dwelling (re-submission)
<p>LOCAL MEMBERS: Councillor Merfyn Parry (c)</p> <p>OFFICER RECOMMENDATION IS TO REFUSE</p> <p>Public Speaker: Against - Public Speaker: For - Karen Jones</p> <p>-----</p> <p>LATE REPRESENTATIONS:</p> <p>Consultees: ABERWHEELER COMMUNITY COUNCIL "No objection, the barn conversion is very small."</p> <p>AONB JOINT ADVISORY COMMITTEE "The Joint Committee notes that permission was recently refused to extend this converted agricultural outbuilding (Code No: 09/2016/0064) on the grounds of excessive scale and inappropriate design. Whilst this revised proposal has been scaled back and is now faced with natural local stone, which is an improvement over the original, the committee still has concerns that the scale is excessive given the modest size of the originally converted outbuilding. In addition, the committee notes that the proposed residential curtilage appears larger than that originally permitted, and should be enclosed by a traditional hedge and selected hedgerow trees comprising native local species."</p>	

OTHER ITEMS

ITEM 8 Page 37 Code no. 15/2016/0009	Pen Y Coed, Eryrys, Mold Erection of replacement dwelling
<p>LOCAL MEMBER: Councillor Martyn Holland</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>-----</p>	

<p>ITEM 9 Page 57 Code no. 41/2015/1229</p>	<p>The Warren, Mold Road, Bodfari Removal of condition number 2(a) of planning permission 41/2010/1177/PF restricting woodland based education and training centre use to a maximum of 200 days in any calendar year</p>
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LOCAL MEMBER: Councillor Barbara Smith

OFFICER RECOMMENDATION IS TO GRANT subject to inclusion of the following conditions:

1. Full details of the siting, design and construction of the passing places as indicated on the approved plan 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 before the development is brought into use.
Reason: In the interest of highway safety.

2. The access improvement works shall be completed in accordance with the approved plans before the development is brought into use.
Reason: To ensure that adequate visibility is provided at the point of access to the highway.

LATE REPRESENTATIONS

Consultees:

BODFARI COMMUNITY COUNCIL

“Recommend refusal of this application on the grounds that , while BCC support the work of Warren Woods Ltd, there are ongoing highways issues and there is insufficient information in the planned proposals to show how they would address these; traffic numbers are not quantified and need to be clearer, the entrance to Sodom Road is insufficiently splayed, there is poor visibility turning into Sodom Road and no passing places on the narrowest stretches.”

HIGHWAYS OFFICER

Requests the inclusion of the following conditions:

Full details of the siting, design and construction of the passing places as indicated on the approved plan 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 before the development is brought into use.
Reason: In the interest of highway safety.

The access improvement works shall be completed in accordance with the approved plans before the development is brought into use.
Reason: To ensure that adequate visibility is provided at the point of access to the highway.

Requests the Traffic Management Plan submitted with the application is included within the list of approved documents.

ITEM 10
Page 67
Code no. 41/2016/0027

The Warren, Mold Road, Bodfari
Erection of classroom, store, wc and creation of passing places

LOCAL MEMBERS: Councillor Barbara Smith

OFFICER RECOMMENDATION IS TO GRANT

Additional Suggested Conditions

4. Full details of the siting, design and construction of the passing places as indicated on the approved plan 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 before the development is brought into use.

Reason: In the interest of highway safety.

5. The access improvement works shall be completed in accordance with the approved plans before the development is brought into use.

Reason: To ensure that adequate visibility is provided at the point of access to the highway.

LATE REPRESENTATIONS

Consultees:

BODFARI COMMUNITY COUNCIL

"Bodfari Community Council recommend granting this application, with consideration of re-siting to minimize the impact on neighbouring properties and screening to reduce noise".

HIGHWAYS OFFICER

Requests the inclusion of the following conditions:

Full details of the siting, design and construction of the passing places as indicated on the approved plan 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 before the development is brought into use.

Reason: In the interest of highway safety.

The access improvement works shall be completed in accordance with the approved plans before the development is brought into use.

Reason: To ensure that adequate visibility is provided at the point of access to the highway.

Requests the Traffic Management Plan submitted with the application is included within the list of approved documents.

ITEM 11 Page 81 Code no. 45/2016/0201	14 Gareth Close, Rhyl Retention of raised decking area at rear
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LOCAL MEMBERS: Councillor Jeanette Chamberlain Jones (c) and
Councillor Cheryl Williams (c)

OFFICER RECOMMENDATION IS TO GRANT

ITEM 12 Page 91 Code no. 45/2016/0208	Hafod Wen and Hailwood, Bryn Cwnin Road, Rhyl Felling of 3 no. Oak trees T1, T2 & T3 and crown reduction of 1no. Oak tree T4 subject of a Tree Preservation Order
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LOCAL MEMBERS: Councillor Jeanette Chamberlain Jones (c)
Councillor Cheryl Williams (c)

OFFICER RECOMMENDATION IS TO GRANT

ITEM 13 Page 101 Code no. 46/2016/0198	Talardy Park Hotel, The Roe, St Asaph Felling of 1 No. Horse Chestnut tree annexed to the Talardy Hotel. Preservation Order 1975 ref A1
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LOCAL MEMBERS: Councillor Bill Cowie (c)

OFFICER RECOMMENDATION IS TO GRANT

LATE REPRESENTATIONS

Councillor Bill Cowie has requested deferral of this application to allow for further scrutiny of information pertaining to the tree by the City Council.

Consultees:

St Asaph City Council maintain their objection, and are disappointed with the Tree Consultants recommendation to fell.

Applicant:

Wishes to challenge any potential decision to defer the application on the grounds of Health and Safety. If the application is deferred an appeal will have to be lodged. The tree is old, unsafe and has no safe future life expectancy, any work other than removal would be against industry best practice and also would not conform with British Standard 3998.

Whilst understanding the sentiment involved in keeping the tree and the visual amenity it has provided over the years, due to the loss of around a third of its crown now leaves it unsightly and potentially dangerous.

SPECIAL REPORTS

ITEM 14 (PAGES 117 – 158)

A REPORT TO SEEK A RESOLUTION ON CONDITIONS TO BE ATTACHED TO PLANNING APPLICATION 43/2015/0315/PF FOR DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF RETIREMENT LIVING HOUSING, COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING, SANDY LANE, PRESTATYN

To consider a report by the Head of Planning and Public Protection recommending the proposed Heads of Terms of a Section 106 Agreement and planning conditions to be attached to a permission for the above development.

ITEM 15 (PAGES 159 – 172)

REVISED SCHEME OF DELEGATION

To consider a report by the Head of Planning and Public Protection recommending adoption of a revised Planning Scheme of Delegation enabling officers to deal with certain types of applications and related submissions without the need for referral to Planning Committee.

ITEM 16 (PAGES 173 – 174)

APPEAL - HIGHFIELD PARK, LLANGWYFAN

To consider a report by the Head of Planning and Public Protection which seeks to provide Members with information on the Appeal regarding Highfield Park, Llangwyfan. Also, for Committee to appoint Members to represent the Council at the appeal and defend the reasons for refusal.