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To: Members of the Planning Committee Date: 21 July 2016

Direct Dial: 01824 712568

e-mail: democratic@denbighshire.gov.uk

Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 27 JULY 2016** in **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G. Williams
Head of Legal and Democratic Services

AGENDA

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 8) -

MEMBERSHIP

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 Gareth Sandilands
Councillor David Simmons
Councillor Bill Tasker
Councillor Julian Thompson-Hill
Councillor Joe Welch
Councillor Cefyn Williams
Councillor Cheryl Williams
Councillor Huw Williams
Councillor Mark Young

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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
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 - 18)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 – 8)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
6	16/2016/0545	Llanbedr Hall	33
7	18/2016/0400	Adjoining Maes Llan, Llandyrnog	51
8	18/2016/0599	Highfield Park, Llandyrnog	71
Other items			
5	08/2016/0487	Ty'n y Wern, Corwen	19

PUBLIC SPEAKER ITEMS

ITEM No 6
Page 33

Code no. 16/2016/0545
Location: Llanbedr Hall, Llanbedr Dyffryn Clwyd, Ruthin
Proposal: Demolition of Llanbedr Hall and erection of 11 dwellings

LOCAL MEMBER: Councillor Huw O. Williams (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: For – Georgia Cawley

LATE REPRESENTATIONS

Consultees:

Private individuals:

In objection, from:

Kerry James Planning, (for Mr McQueen, Cedar Gardens, Llanbedr Hall), hen Vicarage, Pentre Llanrhaeadr, Denbigh.

C. Atwill, 2 Y Llys, Llanbedr Hall, Ruthin

Summary of representations:

Principle / Contrary to planning policy

– outside development boundary; total floorspace would exceed the lawful residential floorspace in the existing Hall / no housing need or shortage here, units may end up as holiday flats / doubling of population in this area would lead to disruption / impact on services in the area / wildlife impacts

Impact on landscape and visual amenity

– Llanbedr Estate and AONB /

Design detailing

– ridge height of building would be 0.9m higher than the one approved for 9 living units / density and design is typical of an urban town centre redevelopment scheme, out of character with the historic parkland and rural location / units would have accommodation on 4 floors / height not commensurate with adjacent properties / encroachment of car parking area onto landscaped lawns of Hall / design out of keeping in AONB, would stand out like a sore thumb / parking does not appear to be properly addressed/

Information in supporting documents

– documents should be updated to relate to current proposals / there are a number of mistakes in the supporting documents which is misleading / statements over occupiers of local properties agreeing with the proposal are incorrect

OFFICER NOTES

In relation to the Planning History section of the report and the Community Council's request for affordable housing provision, Members' attention is drawn to the appeal which was allowed by the Planning Inspectorate in December 2015 on application 16/2015/0271. This concerned a condition imposed at Planning Committee on the 9 dwelling scheme in January 2015 requiring provision of affordable housing as part of the development. The Appeal Inspector agreed with the applicants that the requirement was beyond what was necessary and reasonable to address the LDP policy requirements and awarded costs against the Council on the basis that the case for provision could not be substantiated.

If Members are minded to grant planning permission, Officers would recommend strongly against imposing an affordable housing requirement.

Suggested new conditions:

11. PRE-COMMENCEMENT CONDITION

Prior to the commencement of development, construction method statement including demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Construction/demolition shall not be carried out otherwise than in accordance with the approved CEMPT unless amendments have been agreed in writing by the Local Planning Authority. The CEMP shall include the following details:-

- a) Measures for construction/site traffic management to include the routing, parking, turning, loading and unloading of all vehicles using the construction site.
- b) Measures for construction/site traffic management to include the routing, parking, turning, loading and unloading of all vehicles.
- c) Piling techniques if necessary
- d) Storage of plant and machinery
- e) Provision of site security to include hoarding and lighting
- f) Protection of trees, hedgerows and other natural features
- g) Proposed means of dust suppression and noise mitigation
- h) Measures to deal with any mud from vehicles on access roads or on nearby County roads during construction.
- i) All construction/demolition working and operational times.
- j) Details of the outside storage of spoil or other excavated material including location of height of storage.

Reason - In the interests of highway safety, visual and residential amenity and to ensure the site is developed in a safe and satisfactory manner.

12. PRE-COMMENCEMENT CONDITION

No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed arrangements for ensuring vehicular access for residents is restricted to the access road from the site to the B5429, and to the provision of additional passing bays along that section of road. None of the dwellings shall be permitted to be occupied until the arrangements approved under this condition have been completed, and the arrangements shall be maintained as approved at all times thereafter.

Reason - In the interests of highway safety and the users of the private roads serving the complex of buildings in this area.

ITEM No 7
Page 51

Code no. 18/2016/0400

Location: Land adjacent to Maes Llan, Llandyrnog, Denbigh

Proposal: Development of 1.74ha of land by the erection of 40 no. dwellings and associated works (outline application including access and layout)

LOCAL MEMBER: Councillor Merfyn Parry (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – Rachel Davies

Public Speaker: For – James Neame

NO LATE REPRESENTATIONS

ITEM No 8
Page 71

Code no. 18/2016/0599

Location: Highfield Park, Llangwyfan, Denbigh

Proposal: Variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow accesses 'C' and 'D' to remain open subject to mitigation measures

LOCAL MEMBER: Councillor Merfyn Parry (c)

OFFICER RECOMMENDATION IS TO APPROVE

Public Speaker: Against – Julia Hughes

Public Speaker: For – Grant Anderson

LATE REPRESENTATIONS

Consultees:

Llandyrnog Community Council

"unable to support the application on the following grounds:

1. the existing single track road from access a - c inc is not wide enough to take additional traffic - too many blind spots
2. the applicant has not offered any measures to improve visibility along the single track road or to provide additional pull in area - this is well within their capabilities since they own the land - the bank could easily be reduced in height to improve visibility
3. the single track road is very well used by pedestrians and horses mainly for recreational use and County Council should not encourage additional traffic to use this single track road on safety ground - without additional works to improve road safety and visibility
4. applicants states they are unable to use the whole site unless allowed to retain access c and d - this is of their own making due to their fencing across the existing track
5. the existing access is more than adequate to service the whole of the MHC complex."

Private individuals:

In objection, from:

T. and J. Hughes, Plas Llangwyfan, Llangwyfan Farm, Llangwyfan, Denbigh

Summary of representations:

Ask for all previous comments to be considered

Highway safety concerns

- increased danger to other road users, including the free flow of traffic on the public highway / reopening of accesses C and D not acceptable on a permanent basis / applicants have had opportunity to design their internal access arrangements to avoid need for reopening C and D / narrow section of road with limited visibility, inadequate passing places, used by walkers, horse riders / previous signage and traffic management measures not fully implemented

Questionable statements in supporting documents

- highway is not a 'dead end' / concern over staff and minibus users using access C as a loop / benefits are solely for the applicants large vehicles reversing into access C to turn / kerbs and retaining walls at access C would urbanise the area / absence of formal record of accidents masks number of near misses and incidents reported to liaison meetings, and picture evidence of one incident / traffic surveys underpinning application were taken when accesses C and D were closed so do not illustrate increased volumes when they would be in use / there are now additional staff / there are ongoing concerns over the use of accesses A and B, e.g. speeding

OTHER ITEMS

ITEM No 5 Page 19	Code no. 08/2016/0487 Location: Tyn Y Wern, Corwen Proposal: Re-roofing and installation of roof lights to outbuilding
LOCAL MEMBER: Councillor Cefyn Williams (c)	
OFFICER RECOMMENDATION IS TO GRANT	

NO LATE REPRESENTATIONS	

SPECIAL REPORTS

ITEM 9 – pages 87-122

Draft Supplementary Planning Guidance Note: Trees and Landscaping

To consider a report recommending that Members approve the Draft Supplementary Planning Guidance for use in determination of planning applications.

ITEM 10 – pages 123-164

Draft Supplementary Planning Guidance Note - Conservation and Enhancement of Biodiversity

To consider a report recommending that Members approve the Draft Supplementary Planning Guidance for use in determination of planning applications.

OFFICER NOTES

Members of the LDP Steering Group discussed the draft Supplementary Planning Guidance: Conservation and Enhancement of Biodiversity: Consultation Report at their meeting on 20th July 2016. As a result they have made the following recommendation:

To remove paragraphs A5.5 and A5.6, including the table, from Appendix 5 of the draft SPG but keep the table outlining the long-term management options for prospective developers.

The Officer's recommendation is accordingly amended to:

That Members adopt the draft SPG document 'Conservation and Enhancement of Biodiversity' attached as Appendix 1, in line with the recommended amendments made by Members of the LDP Steering Group on the 20th July 2016.

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