

# Agenda Annex

## PLANNING COMMITTEE

Date - 14<sup>th</sup> September 2016

### 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 9 – 10)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 - 18)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 – 11)

#### ORDER OF APPLICATIONS

#### PART 1

	Application no.	Location	Page
<b>Public Speaker items</b>			
<b>10</b>	40/2016/0256	Fields South-West of Borth Crossroads, Abergele	167
<b>7</b>	02/2016/0526	Ruthin School, Mold Road, Ruthin	57
<b>9</b>	25/2015/0321	Llyn Bran, Bylchau, Denbigh	93
<b>Other items</b>			
<b>5</b>	01/2016/0672	Denbigh Museum, Grove Road, Denbigh	19
<b>6</b>	02/2016/0422	Glasdir Farm, Ruthin	37
<b>8</b>	03/2016/0584	Wynnstay Arms Hotel, Bridge Street, Llangollen	81
<b>11</b>	44/2016/0387	Land adjoining Morfa Lodge, Abergele Road, Rhuddlan	186

## PUBLIC SPEAKER ITEMS

<p><b>ITEM No 10</b> Page 167</p>	<p>Code no. 40/2016/0256 Location - Fields South-West of Borth Crossroads, Abergele Proposal - Change of use of agricultural building to wood processing and use of yard as wood storage (retrospective application) (re-submission)</p>
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**LOCAL MEMBER:** Councillor Alice Jones (c )

**OFFICER RECOMMENDATION IS TO DEFER: Officers are aware of inaccurate information within the planning application and subsequent Committee Report. Further information is to be sought from the applicant.**

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<p><b>ITEM No 7</b> Page 57</p>	<p>Code no. 02/2016/0526 Location - Ruthin School, Mold Road, Ruthin Proposal - Demolition of 2 storey detached house and linked single storey garage and erection of two storey Dining Hall with plant space within the roof void, to replace existing 2 storey detached dwellinghouse.</p>
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**LOCAL MEMBERS:** Councillors Bobby Feeley, Hugh Hildich – Roberts (c ) and David Smith

**OFFICER RECOMMENDATION IS TO GRANT**

**Public Speaker: For – Mr Martin Watson**

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**No late representations**

<p><b>ITEM No 9</b> Page 93</p>	<p>Code no. 25/2015/0321 Location - Llyn Bran, Bylchau, Denbigh Proposal - Construction and operation of wind farm comprising of 7 wind turbines, transformers, access tracks, on site substation, anemometry tower and associated construction and operational infrastructure</p>
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**LOCAL MEMBER:** Councillor Joseph Welch (c )

**OFFICER RECOMMENDATION IS TO REFUSE**

**Public Speaker: Against – Mr Gwyn Bibby**  
**Public Speaker: For – Mr John Woodruff (agent)**

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**LATE REPRESENTATIONS**

In support, from:  
Councillor Geraint Lloyd Williams

Summary of representations:  
Having read all related documentation in regards to impact assessments (visual/sound), financial benefits (employment/financing community projects) etc. and the environmental benefit from green energy, believes this development should be approved.

**ADDITIONAL PLAN**

The plan on the WHITE paper circulated to the meeting shows the respective extent of the application sites for the 2007Gorsedd Bran windfarm application (edged in orange) and the current Pant y Maen windfarm site (edged in green). This is to assist appreciation of the overlap between the sites and to correct the inference in paragraph 5.2 of the report that the sites are the same.

**OTHER ITEMS****ITEM No 5**  
Page 19

Code no. 01/2016/0672  
Location - Denbigh Museum, Grove Road, Denbigh  
Proposal - Change of use of part of Class D1 Museum into a self-contained dwelling

**LOCAL MEMBER:** Councillor Gwyneth Kensler**OFFICER RECOMMENDATION IS TO GRANT**

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**No late information****ITEM No 6**  
Page 37

Code no. 02/2016/0422  
Location - Glasdir Farm, Ruthin  
Proposal - Demolition of existing farmhouse and associated outbuildings, and construction of new school accommodating two primary schools with associated external works, including formation of new vehicular and pedestrian accesses, improvements to existing footpath, on-site parking with drop off area, external play and games areas, playing field, wildlife gardens and shelters, landscaping and boundary fencing, and surface water drainage works involving filter drains and soakaways

**LOCAL MEMBERS:** Councillors Bobby Feeley, Hugh Hildich – Roberts (c ) and David Smith**OFFICER RECOMMENDATION IS TO GRANT**

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**OFFICER NOTES**

Supplementary Ecological Information has been submitted to address matters raised in responses from Natural Resources Wales.

Condition 2 needs to be revised to add reference to the Supplementary Information:  
Add xxxiv) Atmos Consulting Supplementary Ecological Information – technical Report dated 01 September 2016

Additional conditions dealing with the ecological matters are suggested:

6. Should any Great Crested Newts be found on site, demolition / construction works shall stop immediately and shall not be permitted to continue until the written approval of the Local Planning Authority has been obtained to satisfactory mitigation proposals, which shall be implemented in accordance with such approval.

Reason: In the interest of the maintenance of the favourable conservation status of protected species.

7. Prior to the installation of any external lighting a detailed lighting/light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall only be permitted to be implemented in accordance with the approved details.

Reason: In the interest of the maintenance of the favourable conservation status of protected species.

8. No demolition shall be permitted to commence until full details of bat avoidance, mitigation and compensation measures have been submitted to and approved in writing by the Local Planning Authority. The works shall only be permitted to proceed in accordance with the approved measures.

Reason: In the interest of the maintenance of the favourable conservation status of protected species.

**ITEM No 8**  
Page 81

Code no. 03/2016/0584  
Location - Wynnstay Arms Hotel, Bridge Street, Llangollen  
Proposal - Erection of replacement signs to the exterior of the building and repainting of front render

**LOCAL MEMBERS:** Councillors Rhys Hughes (c ) and Stuart Davies (c )

**OFFICER RECOMMENDATION IS TO GRANT**

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**LATE REPRESENTATIONS**

Consultees:  
Denbighshire Conservation Officer

The current front elevation is untidy and cluttered with various light fittings and associated cabling fixed to the wall along with signage of no historical value. The proposals will improve the general appearance of the front elevation facing Bridge Street and in my opinion are not detrimental to the character or appearance of the listed building or Conservation Area and I have no objection to this application.

Please note there is a probability the render on the front elevation is lime based and the choice of paint for the front elevation should be carefully considered. A suitable breathable paint should be specified for the Re-painting works.

**OFFICER NOTES**

Suggested revised condition(s):

Suggested new condition:

3. The paint to be used on the lettering on the front wall of the building shall be a breathable mineral paint unless otherwise agreed in writing by the Local Planning Authority.

Reason : To ensure the use of a suitable material on the render finish of the walls of this listed building.

**LOCAL MEMBERS:** Councillors Arwel Roberts (c ) and Ann Davies

**OFFICER RECOMMENDATION IS TO GRANT**

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**LATE REPRESENTATIONS**

Consultees:

Denbighshire Highway Officer

Refers to the additional information received following the Local Highway Authority's concerns on the proposals.

Plan No. 2780/1/APR/16 shows that a visibility splay of 3.0 metres x 100 metres in both directions can be achieved at the point of access to the Highway. Referring to the visibility guidelines laid out in TAN 18 Table A. The latest speed survey carried out indicates that 85% percentile of traffic travelling on the East bound are 37 mph and West bound carriageway, 42.3 mph. In accordance with TAN 18 Visibility Standards, 2.4m x 120m shall be provided. Advises that following a measurement check on site this can be achieved and therefore a suitably worded condition to ensure that this is provided should be attached.

It is mentioned in the information that the existing access will be preserved for the house and outbuildings and will be separated from the remainder of the farming land by fencing and hedge. If planning permission is granted then a suitably worded condition could be imposed to ensure that this is carried out. This would ensure that the new access would be solely used for farming vehicles and the existing for the house and outbuildings.

There has been three recorded accidents in the vicinity on Abergele Road however, these have not been related to any movements arising from the existing access, Considers that the new access is an improvement on the existing arrangements.

**OFFICER NOTES**

Suggested additional conditions:

9. No works on the construction of the access shall be permitted to commence until the written approval of the Local Planning authority has been obtained to the detailed layout, design and construction of the access and the access shall be completed in accordance with the approved details before it is brought into use.  
Reason - To ensure the formation of a safe and satisfactory access in the interest of highway safety.
10. A visibility splay of 2.4m x 120m shall be provided in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the Applicant and / or the Highway Authority, within which there shall be no obstruction in excess of 1.05m in height.  
Reason - To ensure that adequate visibility is provided at the point of access to the highway in interest of highway safety.
11. The agricultural access hereby permitted shall not be permitted to be brought into use until the written approval of the Local Planning Authority has been obtained to details of a scheme to ensure the existing access off the highway serving the complex at Morfa Lodge cannot be used by agricultural vehicles. The scheme as approved shall be implemented no later than one month following the first use of the new access, and the arrangements shall be retained at all times thereafter.  
Reason – To ensure the existing access is not used by agricultural vehicles in the interests of traffic safety.

Suggested additional Notes to applicant

- (i) Highway Supplementary Notes Nos. 1,3,4,5 & 10.
- (ii) New Roads and Street Works Act 1991 – Part N Notice.
- (iii) Highways Act 1980 Section 184 consent to construct a vehicular crossing over a verge.

You are also advised that a road traffic sign within the visibility splay will require altering/re-siting and you should contact Gail McEvoy in the Highway Section to discuss before works start on site.

# **SPECIAL REPORTS**

## **ITEM 12**

### **SUPPLEMENTARY PLANNING GUIDANCE: 'PLANNING FOR COMMUNITY SAFETY' CONSULTATION DRAFT**

(Pages 201 - 216)

To consider a report recommending members agree the draft Supplementary Planning Guidance on planning for community safety as a basis for public consultation

## **ITEM 13**

### **NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT DEVELOPMENT CONSENT ORDERS - APPROVAL OF REQUIREMENTS**

(Pages 217 - 246)

To consider a report seeking delegated powers to Officers to issue decisions on technical detail submitted to the local planning authority in accordance with planning 'Requirements' contained in Nationally Significant Infrastructure Project Development Consent Orders

## **ITEM 14**

### **INFORMATION REPORT: NORTH WALES WIND FARMS CONNECTIONS MAJOR INFRASTRUCTURE PROJECT - SECRETARY OF STATE DECISION ON DEVELOPMENT CONSENT ORDER APPLICATION**

(Pages 247 - 252)

To receive an information report outlining the Secretary of State's decision to grant the Development Consent Order for the overhead line connection scheme

## **ITEM 15**

### **INFORMATION REPORT: PLANNING APPEAL DECISIONS**

(Pages 253 - 258)

To receive an information report outlining the recent decisions issued by the Planning Inspectorate on appeals against decisions of the County Council