

To: Members of the Planning Committee Date: 10 November 2016

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Dear Councillor

I refer to this agenda for the meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 16 NOVEMBER 2016** in **COUNCIL CHAMBER, COUNTY HALL, RUTHIN** and enclose the following report(s).

**Agenda Item
No**

Pool Park information sheet

Yours sincerely

G Williams
Head of Legal and Democratic Services

MEMBERSHIP

Councillors

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

Dewi Owens
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**ADRODDIAD GWYBODAETH GAN Y PENNAETH CYNLLUNIO A GWARCHOD Y
CYHOEDD**

Safle Pool Park, Rhuthun

RHIF CAIS: 13/2011/1276/PF

CYNNIG: Ailddatblygu i ddarparu pentref gofal yn cynnwys cartref nyrsio 38 ystafell wely o fewn y prif dŷ, adnewyddu'r adeiladau presennol i ddarparu 6 annedd, dymchwel hen dŷ boeler a'r capel. Darparu 62 o fflatiau ac anheddau o fewn y tir fel datblygiad galluogi, ynghyd â darparu gwasanaethau a chyfleusterau newydd ac adfer y tir

LLEOLIAD: Safle Pool Park, Pool Park, Rhuthun

YMGEISYDD: Roberts Homes Ltd.

1. PWRPAS YR ADRODDIAD

1.1. Diweddaru'r Aelodau mewn perthynas â chynnydd y cais cynllunio uchod yn ymwneud â Safle Pool Park, Rhuthun, a ystyriwyd gan y Pwyllgor Cynllunio ym mis Medi 2013. Penderfynodd y Pwyllgor i roi caniatâd cynllunio ar gyfer y datblygiad yn amodol ar gwblhau Rhwymedigaeth Adran 106.

2. CYTUNDEB ADRAN 106

2.1. Mae trafodaethau ar gynnwys manwl y Rhwymedigaeth Adran 106 wedi eu hestyn ond mae cynnwys y cytundeb wedi eu cytuno erbyn hyn. Mae'r Rhwymedigaeth wedi ei gwblhau ac felly mae'r caniatâd cynllunio wedi ei gyhoeddi.

2.2. Mae penawdau'r telerau a gynhwysir yn y Cytundeb Adran 106 yn unol â phenderfyniad y Pwyllgor Cynllunio ac maent er mwyn sicrhau bod y datblygiad galluogi yn darparu cyllid ar gyfer y gwaith adfer i gwrdd â'r prif amcanion o ran telerau cynllunio a chadwraeth. Sef:

Deiliadaeth unedau annedd newydd

Mae deiliadaeth yr unedau newydd wedi ei gyfyngu i ddibenion darparu llety i Bersonau Cymwys a bydd y feddiannaeth yn cael ei gyfyngu i o leiaf un person Cymwys mewn aelwyd. Mae person Cymwys wedi ei ddiffinio fel 'person dros 60 oed neu mewn Angen Gofal'.

Mae angen i fanylion am sut y bydd deiliadaeth yn cael ei reoli a'i fonitro gael eu cyflwyno i'r Cyngor. Dylai cofnodion llawn a chywir o'r rhain gael eu cadw a bod ar gael ar gais.

Ni ddylai'r un o'r tai gael ei is-osod, ac maent i fynd i mewn i gyfyngiad ar rif teitl pob annedd yng Nghofrestrfa Tir EM.

Datblygu fesul cam

Cam 1: Tŷ Pool Park, The Vegetable Store, The Stables, Unedau 1-5 a Bloc A.

Peidio â chaniatáu i unrhyw un feddiannu unrhyw anheddau yng Ngham 1 tan y bydd y Cartref Nyrsio 38 gwely wedi ei adnewyddu a'i gwblhau yn unol â'r Caniatâd Adeilad Rhestredig ac yn fasnachol yn weithredol fel Cartref Nyrsio.

Cam 2: Yn cynnwys Unedau 6-21 a The Bothy

Peidio caniatáu i unrhyw un feddiannu mwy na 5 o'r anheddau o fewn cam 2 nes y bydd y gwaith a gymeradwywyd ar gyfer addasu a chwblhau The Bothy wedi eu cwblhau yn unol â'r Caniatâd Adeilad Rhestredig.

Cam 3: Unedau 22-33, a Bloc B

Peidio caniatáu i unrhyw un feddiannu mwy na 15 uned o'r annedd yng Ngham 3 (h.y. dim mwy na 20 o anheddau ar y datblygiad) nes y bydd y gwaith ar gyfer adfer yr Ardd Furiog wedi'u cwblhau yn unol â'r Caniatâd Adeilad Rhestredig a'r Cynllun Rheoli Cadwraeth.

Cynllun Rheoli Cadwraeth

Cyflwyno Cynllun Rheoli Cadwraeth i'r Cyngor cyn dechrau ar y datblygiad.

Bydd y cynllun yn adlewyrchu rhestru'r tir yn y gofrestr gan CADW a chyflwyniad y datblygiad fesul cam.

Bydd y cynllun yn cael ei weithredu ar ei gost ei hun a sicrhau y caiff ei roi ar waith yn gyfoes gydag amseriad a chwblhau pob cam o'r datblygiad yng Ngham 1, 2 a 3 er boddhad ysgrifenedig y Cyngor.

3. ARGYMHELLIAD

Bod yr Aelodau yn nodi cynnwys yr adroddiad hwn.

PLANNING COMMITTEE

INFORMATION REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

Pool Park Complex, Ruthin

APPLICATION NUMBER: 13/2011/1276/PF

PROPOSAL: Redevelopment to provide care village comprising 38-bedroom nursing home within the main house, refurbishment of existing buildings to provide 6 No. dwellings, demolition of former boiler house and chapel. Provision of 62 No. apartments and dwellings within the grounds as enabling development, together with provision of new services and facilities and restoration of the grounds

LOCATION: Pool Park Complex Pool Park Ruthin

APPLICANT: Roberts Homes Ltd.

1. PURPOSE OF REPORT

- 1.1. To update Members in relation to progress of the above planning application relating to the Pool Park Complex, Ruthin, which was considered at Planning Committee in September 2013. Committee resolved to grant planning permission for the development subject to the completion of a Section 106 Obligation.

2. SECTION 106 AGREEMENT

- 2.1. Negotiations on the detailed contents of the Section 106 Obligation have been protracted but the contents of the agreement have now been agreed. The Obligation has been completed and the planning permission has therefore been issued.
- 2.2. The Heads of Terms contained within the Section 106 agreement are in accord with the resolution of Planning Committee and are to ensure that the enabling development provides the funding for the restoration works to meet the primary objectives in planning and conservation terms. These are as follows:

Occupancy of new dwelling units

The occupancy of the new units is restricted for purposes of providing accommodation to Eligible Persons and the occupancy shall be restricted to at least one Eligible person in a household. An Eligible person has been defined as 'a person over 60 years of age or in Need of Care'.

Details of how occupancy is to be managed and monitored is required to be submitted to the Council. Full and proper records of which are to be kept and available on request.

None of the dwellings are to be sub-let, and are to enter in to a restriction on the title number of each dwelling at HM Land Registry.

Phasing of the Development

Phase 1: Pool Park House, The Vegetable Store, The Stables, Units1-5 and Block A.

Not to allow or permit occupation of any dwellings in Phase 1 until the 38 bed Nursing Home has been restored and completed in accordance with the Listed Building Consent and is commercially operational as a Nursing Home.

Phase 2: Comprising Units 6-21 and The Bothy

Not to allow or permit occupation of more than 5 of the dwellings within phase 2 until the approved works for the conversion and completion of The Bothy have been completed in accordance with the Listed Building Consent.

Phase 3: Units 22-33, and Block B

Not to allow or permit occupation of more than 15 units of the dwelling in Phase 3 (i.e. no more than 20 dwellings on the development) until works for the restoration of the Walled Garden have been completed in accordance with the Listed Building Consent and the Conservation Management Plan.

Conservation Management Plan

To submit a Conservation Management Plan to the Council prior to the commencement of development.

The plan shall reflect the listing of the grounds in register by CADW and phasing of the development.

The plan shall be implemented at its own expense and ensure it is implemented contemporaneously with the timing and completion of each phase of the development being Phase 1,2 and 3 to the written satisfaction of the Council.

3. RECOMMENDATION

That Members note the contents of this report.