

# Agenda Annex

## PLANNING COMMITTEE

Date - 12<sup>th</sup> July 2017

### 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 -24)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 – 9)

#### ORDER OF APPLICATIONS

#### PART 1

	Application no.	Location	Page
<b>Public Speaker items</b>			
5	43/2015/1241	Magistrates Court, Victoria Road, Prestatyn	25
6	45/2017/0335	21, Stanley Park Avenue, Rhyl	43
7	45/2017/0384	Drift Park, West Parade, Rhyl	55
8	45/2017/0507	36, East Parade, Rhyl	75
9	47/2017/0475	Wadham House, , Rhualt, St Asaph	99

## APPLICATION ITEMS

<p><b>ITEM No 5</b> Page 25</p>	<p><b>Code no.</b> 43/2015/1241</p> <p><b>Location</b> Magistrates Court, Victoria Road, Prestatyn</p> <p><b>Proposal</b> Development of 0.51 hectares of land for the erection of 3 retail units and 20 residential units (outline application with all matters reserved)</p>
-------------------------------------	--

**LOCAL MEMBERS:** Councillors Tony Flynn, Rachael Flynn, and Paul Penlington

**OFFICER RECOMMENDATION IS TO GRANT**

-----

**OFFICER NOTES**

Suggested additional condition:

- 15. The residential element of the proposed scheme shall be developed at a minimum density of 35 dwellings per hectare.

Reason for 15: In the interest of ensuring the site is developed in an efficient manner, whilst protecting the character of the area.

<p><b>ITEM No 6</b> Page 55</p>	<p><b>Code no.</b> 45/2017/0384</p> <p><b>Location</b> Drift Park, West Parade, Rhyl</p> <p><b>Proposal</b> Demolition of existing skate park and ancillary retail huts. Construction of new Waterpark and Leisure Attraction comprising:- Indoor leisure pool with flumes, slides, play structure, and water confidence area, changing areas, kids' play, party rooms &amp; climbing activities, café / licensed bar, outdoor paddling pool with play equipment, indoor/outdoor seating areas, ancillary accommodation and plant room</p>
-------------------------------------	--

**LOCAL MEMBERS:** Councillors Alan James (c) and Joan Butterfield

**OFFICER RECOMMENDATION IS TO GRANT**

-----

**OFFICER NOTES**

With reference to the comments of the Rhyl Town Council, the agents have confirmed that the skate park is being relocated and will be designed with the input of users. A consultation phase is under way and a public consultation event was held on Tuesday 11<sup>th</sup> July.

<b>ITEM No 7</b> Page 43	<b>Code no.</b> 45/2017/0335 <b>Location</b> 21, Stanley Park Avenue, Rhyl <b>Proposal</b> Development of 0.05 ha of land by the erection of 1 no. dwelling (outline application including access, layout and scale)
-----------------------------	---

**LOCAL MEMBERS:** Councillors Brian Blakeley, Cheryl Williams and Brian Jones (c)

-----

**OFFICER REQUEST FOR DEFERRAL**

The applicant has submitted revised plans on 5<sup>th</sup> July, which has obliged Officers to reconsult with the Town Council and neighbours. If the Rhyl Town Council maintain their objection, the item will be reported back to the next Planning Committee.

<b>ITEM No 8</b> Page 75	<b>Code no.</b> 45/2017/0507 <b>Location</b> 36, East Parade, Rhyl <b>Proposal</b> Variation of condition no. 1 of planning permission code no. 45/2011/0572 allowed under appeal to allow an extension of time to commence the development
-----------------------------	--

**LOCAL MEMBERS:** Councillors Barry Mellor and Tony Thomas (c)

**OFFICER RECOMMENDATION IS TO GRANT**

-----

**LATE REPRESENTATIONS**

Private individuals:  
In objection, from:  
C. Angell, 35 East Parade, Rhyl

Summary of representations:  
Same concerns as expressed in relation to previous applications :  
Highway issues – inadequacies of Tarleton Street to accommodate additional traffic, particularly large vehicles and emergency vehicles  
Existing noise disturbance from fans in kitchen area

**OFFICER NOTES**

In acknowledging the points of objection, the Officer report explains the limited scope of the Council in considering the particular type of application, in that it seeks solely an extension of the time period for commencing development on a planning permission already granted on appeal for an extension to the residential home. The Council is not able to revisit the principle of the development at this point.

<p><b>ITEM No 9</b> Page 99</p>	<p><b>Code no.</b> 47/2017/0475 <b>Location</b> Wadham House, Rhualt, St Asaph <b>Proposal</b> Erection of a detached ancillary domestic accommodation building and associated works</p>
<p><b>LOCAL MEMBER:</b> Councillor Christine Marston (c)</p> <p><b>OFFICER RECOMMENDATION IS TO GRANT</b></p> <p>-----</p> <p>No late information</p>	

## **SPECIAL REPORTS**

**ITEM 10 Page 111**

**TREE PRESERVATION ORDER NO. 01/2017 IN RELATION TO LAND ADJACENT TO GLASFRYN, GELLIFOR**

A report requesting members confirm Denbighshire County Council Tree Preservation Order No. 01/2017 in relation to Land adjacent to Glasfryn, Gellifor

**ITEM 11 Page 145**

**DENBIGHSHIRE LOCAL DEVELOPMENT PLAN: DRAFT REVIEW REPORT AND DRAFT DELIVERY AGREEMENT - PROPOSED CONSULTATION**

A report seeking members' endorsement of the Denbighshire Local Development Plan Draft Review Report together with accompanying draft Delivery Agreement, Habitats Regulations Assessment, Sustainability Appraisal Scoping Report and updated background Information Papers for consultation